



107/1-3 Watts Street, Box Hill

Additional Information

Council rates: \$930.10
 Owners Corporation fees: \$1101.88 p/q
 Split system air conditioning
 Stone benchtops
 Bosch stainless steel gas cook top
 Bosch stainless steel electric oven
 Bosch integrated dishwasher
 Soft close drawers
 European laundry with storage
 Both bedrooms with bathroom access
 Linen closet
 North facing balcony
 Storage cage
 Secure car accommodation (car stacker)
 Bike racks
 Secure foyer entrance with intercom

Potential rental return

\$440-\$480 per week approx.

DEADLINE PRIVATE SALE

Closing Tuesday 17th of July at 5pm

Contact

Rachel Waters – 0413 465 746

Close proximity to

Schools	Box Hill Senior Secondary College- Dunloe Ave, Mont Albert North (2.1km) Box Hill High School- Whitehorse Rd, Box Hill (1.3km) Koonung Secondary College- Elgar Rd, Mont Albert North (2.6km) Kerrimuir Primary School - Molbray Street, Box Hill North (2.5km) Laburnum Primary School – Janet St, Blackburn (2.1km)
Shops	Box Hill Centro- Whitehorse Rd, Box Hill (350m) Westfield Doncaster- Doncaster Rd, Doncaster (3.9km) Kerrimuir Shopping Precinct – Middleborough Rd, Box Hill North (2.3km)
Parks	Box Hill Gardens (650m) Surrey Park (1.1km) Bolton Park (1.4km) Box Hill Aqualink- Surrey Dr, Box Hill (1.3km)
Transport	Box Hill Train Station (450m) Box Hill Central Tram (290m) Bus route 201/302 - combined - City - Box Hill/Doncaster via Belmore Road Bus route 293 Box Hill - Greensborough via Doncaster Shoppingtown Bus route 281 - Templestowe - Deakin University

Terms

10% deposit, balance 45 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

Chattels

All fixed floor coverings, window furnishings and light fittings as inspected.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

107/1-3 Watts Street, Box Hill Vic 3128

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000

&

\$525,000

Median sale price

Median price \$557,500

House

Unit

X

Suburb

Box Hill

Period - From 01/04/2017

to

31/03/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	16/41 Harrow St BOX HILL 3128	\$546,150	02/06/2018
2	G14/740 Station St BOX HILL 3128	\$538,000	26/03/2018
3	405/2-4 Archibald St BOX HILL 3128	\$506,000	17/03/2018

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 2  2  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$480,000 - \$525,000

Median Unit Price

Year ending March 2018: \$557,500

Comparable Properties



16/41 Harrow St BOX HILL 3128 (REI)

Agent Comments

 2  2  1

Price: \$546,150

Method: Private Sale

Date: 02/06/2018

Rooms: -

Property Type: Apartment



G14/740 Station St BOX HILL 3128 (REI/VG)

Agent Comments

 2  2  1

Price: \$538,000

Method: Private Sale

Date: 26/03/2018

Rooms: -

Property Type: Apartment

Land Size: 1470 sqm approx

405/2-4 Archibald St BOX HILL 3128 (REI/VG)

Agent Comments

 2  2  1

Price: \$506,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: Apartment

Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.

What are the primary purposes?

They are: to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

What are the secondary purposes?

They are to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

How do I contact you about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email **cway@woodards.com.au**. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or enquires@oaic.gov.au.

Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.