



**woodards** 

## 96 Willow Bend, Bulleen

### Additional information

Council Rates: \$TBA (refer Section 32)  
 Water Rates: \$180pq +usage (refer Section 32)  
 General Residential Zone- Schedule 3 (GRZ3)  
 Landscape Overlay- Schedule 9  
 Land size- 632sqm approx.  
 Two large living rooms  
 Separate dining room  
 Polished hardwood floorboards  
 Gas ducted heating  
 Three good sized bedrooms- main with robes  
 Kitchen with gas cooktop, electric oven & DW  
 Central bathroom with separate bath & shower  
 Separate WC off laundry  
 Double garage

### Terms

10% deposit, balance 30/60 days

### Method

Private Sale

### Close proximity to

#### Schools

Boroondara Park Primary School- Almond St, Balwyn Nth (3.3km)  
 Templestowe College- Cypress Ave, Lower Templestowe (3.3km)  
 Marcellin College- Bulleen Rd, Bulleen (3.7km)

#### Shops

Macedon Plaza- Manningham Rd, Lower Templestowe (2.4km)  
 Greythorn Shops- Doncaster Rd, Balwyn North (2.2km)  
 Westfield Doncaster- Doncaster Road, Doncaster (3.4km)

#### Parks

Willow Bend Reserve- Willow Bend, Bulleen (180m)  
 Koonung Creek Trail- via Willow Bend, Bulleen (300m)  
 Bulleen Park- Bulleen Rd, Bulleen (2.8km)

#### Transport

Bus 280 Manningham Loop via Doncaster SC  
 Bus 282 Manningham Loop via Templestowe Village  
 Bus 207 City to Doncaster via Kew Junction  
 Bus 907 City to Doncaster  
 Doncaster Park & Ride

### Rental Estimate

\$460per week (currently tenanted)

### Chattels

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



**Luke Banitsiotis**  
0402 261 116



**Isabella Kou**  
0412 206 082

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

**Blackburn 100 South Parade 9894 1000**

**woodards.com.au**

# 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

96 Willow Bend, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,210,000

Property Type House

Suburb Bulleen

Period - From 21/10/2019

to

20/10/2020

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	3 Piccadilly PI BULLEEN 3105	\$1,430,000	29/07/2020
2	29 Balwyn Rd BULLEEN 3105	\$1,185,000	24/08/2020
3	46 Summit Dr BULLEEN 3105	\$1,180,000	18/08/2020

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.~~

This Statement of Information was prepared on:

21/10/2020 17:05

Luke Banitsiotis

03 9894 1000

0402 261 116

lbanitsiotis@woodards.com.au

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

21/10/2019 - 20/10/2020: \$1,210,000



 4  2  4

**Property Type:** House (Res)

**Land Size:** 763 sqm approx

Agent Comments

## Comparable Properties



**3 Piccadilly PI BULLEEN 3105 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,430,000

**Method:** Private Sale

**Date:** 29/07/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 958 sqm approx



**29 Balwyn Rd BULLEEN 3105 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$1,185,000

**Method:** Private Sale

**Date:** 24/08/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 867 sqm approx



**46 Summit Dr BULLEEN 3105 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 18/08/2020

**Property Type:** House

**Land Size:** 679 sqm approx



## 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](mailto: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.