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1 Gardner Street, Box Hill South

Additional Information

Land size:618m² approx.

North facing Garden

Single level property

Timber floors

2 living areas

Large kitchen

Brick paved outdoor area

3 bedrooms all with BIR

2nd separate toilet

Ducted heating

Evaporative cooling

Garden shed

Single carport and additional off street parking

Close proximity to

Schools Roberts McCubbin Primary School (zoned) – 850m

Laburnum Primary School – 1.9km

Box Hill High School (zoned) – 2.6km

Koonung Secondary School – 3.7km

Shops Box Hill South Shopping Village – 200m

Box Hill Centro - 1.4km

Westfield Shoppingtown Doncaster – 5.okm

Chadstone Shopping Centre - 8.1km

Parks Aqualink Box Hill – 600m

Box Hill Golf Club – 1.6m RHL Sparks Reserve – 1.6km

Box Hill Gardens – 1.7km

Transport Bus route 732 – Box Hill - Upr F'tree Gully – 210m

Bus route 903 – Altona - Mordialloc – 210m

Bus route 735 – Box Hill - Nunawading – 900m

Box Hill Train Station – 1.6km

Potential rental return \$470.00 - \$495.00per week Council Capital Improved Value (CCIV) \$TBA

Auction

Saturday 19th August 2017 at 11.00am

Contact

Russell Wheeler 0499 774 983 Mark Johnstone 0417 377 916

Terms

10% deposit, balance 30/60/90 days (negotiable) 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.

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Russell Wheeler 9894 1000 0499 774 983 rwheeler@woodards.com.au

Indicative Selling Price \$1,200,000 - \$1,320,000 **Median House Price** June quarter 2017: \$1,483,000



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 618 sqm approx

Agent Comments

Comparable Properties



21 Hamel St BOX HILL SOUTH 3128 (REI)

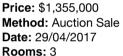
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Agent Comments

bigger land, not as good a house



Property Type: House (Res) Land Size: 719 sgm approx



1160 Riversdale Rd BOX HILL SOUTH 3128

(REI)







6

Price: \$1,320.000

Method: Sold Before Auction

Date: 07/04/2017

Rooms: -

Property Type: House (Res) Land Size: 719 sqm approx Agent Comments

Similar brick home, on busier road and larger









Agent Comments

larger home but smaller land

Price: \$1,200,000 Method: Auction Sale Date: 18/03/2017 Rooms: -

Property Type: House (Res) Land Size: 545 sqm approx

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111





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Russell Wheeler 9894 1000 0499 774 983 rwheeler@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

	1 Gardner Street, Box Hill South Vic 3128
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000	&	\$1,320,000
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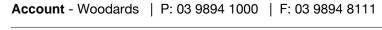
Median sale price

Median price	\$1,483,000	Н	ouse	Х	Sul	burb	Box Hill South	
Period - From	01/04/2017	to	30/06	6/2017	Source	REIV	,	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
21 Hamel St BOX HILL SOUTH 3128	\$1,355,000	29/04/2017
1160 Riversdale Rd BOX HILL SOUTH 3128	\$1,320,000	07/04/2017
5 Douglas Av BOX HILL SOUTH 3128	\$1,200,000	18/03/2017







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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.