



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

Potential rental return

\$470.00 - \$495.00 per week

Auction

Saturday 19th August 2017 at 11.00am

Contact

Russell Wheeler 0499 774 983
 Mark Johnstone 0417 377 916

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 – 5.0km 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

Council Capital Improved Value (CCIV)

\$TBA

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.

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



 3  - 

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 618 sqm approx

Agent Comments

Comparable Properties



21 Hamel St BOX HILL SOUTH 3128 (REI)

 2  1  -

Price: \$1,355,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 3

Property Type: House (Res)

Land Size: 719 sqm approx

Agent Comments

bigger land, not as good a house



1160 Riversdale Rd BOX HILL SOUTH 3128 (REI)

 3  1  2

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 land



5 Douglas Av BOX HILL SOUTH 3128 (REI)

 4  2  1

Price: \$1,200,000

Method: Auction Sale

Date: 18/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 545 sqm approx

Agent Comments

larger home but smaller land

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

1 Gardner Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,483,000

House

X

Suburb Box Hill South

Period - From 01/04/2017

to

30/06/2017

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

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.