



woodards 

1/9 Morloc Street, Forest Hill

Additional information

Council Rates: \$695 per annum

Water Rates: \$711 (pa est.)

Owners Corporation Fees: \$243 per annum (approx.)

Rental: \$300 per week (currently tenanted month to month)

One bedroom with built in robes

Toshiba reverse cycle inverter

Gas upright stove and oven

Dishwasher

Large kitchen storage

Meals area in kitchen

Shower over bath

Gas hot water service

Security door

Outdoor grassed area

Garden shed

Gate access to carport

Chattels

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

Rental Estimate

\$300 per week (currently tenanted month to month)

Settlement

30/60/90 days or by negotiation

Agent's Estimate of Selling Price \$330,000 - \$360,000

Median Unit Price \$752,000 (year ending 31/3/19)

Close proximity to ...

Schools

Blackburn Lake Primary School (zoned) – 1.1km

Mount Pleasant Road Primary School – 2.1km

Nunawading Christian College – 2.2km

Forest Hill College (zoned) – 3.0km

Shops

Forest Hill Chase, Forest Hill - 1.3km

Brentford Square, Vermont – 1.9km

Brand Smart, Nunawading – 1.8km

Eastland Shopping Centre, Ringwood – 6.2km

Parks

Blackburn Lake Sanctuary, Blackburn – 1.1km

Forest Hill Reserve, Forest Hill – 1.8km

Aqualink Nunawading – 2.1km

Transport

Nunawading Train Station – 1.2km

Route 735 Box Hill – Nunawading

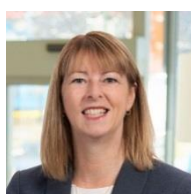
Route 902 Chelsea – Airport West (SMARTBUS)

Eastern Freeway – 3.7km

Eastlink – 5.0km



Cameron Way
0418 352 380



Jackie Mooney
0401 137 901

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

1/9 Morloc Street, Forest Hill Vic 3131

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

Range between

\$330,000

&

\$360,000

Median sale price

Median price

\$752,500

House

Unit

X

Suburb

Forest Hill

Period - From

01/04/2018

to

31/03/2019

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		
2		
3		

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.

1/9 Morloc Street, Forest Hill Vic 3131

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Cameron Way

9894 1000

0418 352 380

cway@woodards.com.au

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

Year ending March 2019: \$752,500



 1  1  1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties

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.

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 jpiccio@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 (a) you may not be permitted to attend an open for inspection; and (b) 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.