



## 2 Dickie Court, Springvale

### Additional Information

Land size: 598 sqm (approx.)  
 Multiple living spaces  
 Recently renovated bathroom with rain shower and separate bath  
 Recently renovated kitchen with granite benchtops  
 3 Bedrooms  
 Corner block  
 Timber floors  
 Single level  
 Built in robes to all bedrooms  
 Rear courtyard  
 Ducted heating  
 Evaporative cooling  
 Secure alarm  
 Double garage

### Potential rental return

\$420.00 - \$440.00 per week approx.

### Auction

Saturday October 28<sup>th</sup> at 11am

### Contact

Mark Johnstone – 0417 377 916  
 Russell Wheeler – 0499 774 983

### Close proximity to

**Schools** Heatherhill Primary School – Zoned – 400m  
 Keysborough Secondary College – 1.1km  
 Noble Park Secondary College – Zoned – 2.6km  
 Killester College – 850m  
 Springvale South Primary School – 1.6km

**Shops** Springvale Shopping Centre – 1.9km  
 Heatherton Road Shopping Strip – 2.8km  
 Dandenong Plaza & Markets – 6.9km  
 Westfield Southland – 9.8km  
 Chadstone Shopping Centre – 12.8km

**Parks** Burden Park & Playground – 400m  
 Alex Wilkie Nature Reserve – 1.6km  
 Spring Valley Reserve – 1.8km

**Transport** Springvale Train Station – 1.9km  
 Sandown Park Station – 2km  
 Noble Park Station – 2km  
 Bus Route 811 – Heatherton Rd – 200m

### Council Capital Improved Value

\$TBA

### Terms

10% deposit, balance 30/60 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.

## 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

2 Dickie Court, Springvale Vic 3171

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

Range between \$720,000

&amp;

\$792,000

**Median sale price**

Median price \$780,000

House

X

Unit

Suburb Springvale

Period - From 01/04/2017

to

30/06/2017

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	4 Billing St SPRINGVALE 3171	\$770,000	09/09/2017
2	18 Cotswold Cr SPRINGVALE SOUTH 3172	\$761,000	23/09/2017
3	24 Garnsworthy St SPRINGVALE 3171	\$752,500	01/07/2017

**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.~~



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 598 sqm approx

Agent Comments

## Comparable Properties



**4 Billing St SPRINGVALE 3171 (REI)**

Agent Comments



**Price:** \$770,000

**Method:** Auction Sale

**Date:** 09/09/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**18 Cotswold Cr SPRINGVALE SOUTH 3172 (REI)**

Agent Comments



**Price:** \$761,000

**Method:** Auction Sale

**Date:** 23/09/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 541 sqm approx



**24 Garnsworthy St SPRINGVALE 3171 (REI/VG)**

Agent Comments



**Price:** \$752,500

**Method:** Auction Sale

**Date:** 01/07/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 623 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.