



3/39 Dorking Road, Box Hill

Land size: 260sqm approx.

Whitehorse Council rates: \$1,425.85 (ref Sec 32)

Yarra Valley Water rates: \$178 plus usage (ref Sec 32)

Owners corporation: \$1,255.65 (ref Sec 32)

Rear unit of only three

Gas ducted heating

Evaporative cooling

Security doors

Tiled entrance hall

Bright lounge room

Westinghouse electric oven & grill

Westinghouse 4 burner gas cooktop

Master bedroom with fitted WIR & ensuite

Further two bedrooms with BIRs

Neat central bathroom with separate toilet

Garden shed

Gas hot water unit

Decking area

Wrap around courtyard

SLUG with provision for extra car space in front

Schools

Kerrimuir Primary School- Molbray St, Box Hill North (1.6km)

Laburnum Primary School- Janet St, Blackburn (1.9km)

St Francis Xavier Catholic Primary- Whitehorse Rd, Box Hill (500m)

Our Lady of Sion- Whitehorse Rd, Box Hill (500m)

Box Hill High School- Whitehorse Rd, Box Hill (900m)

Box Hill TAFE- Elgar Rd, Box Hill (1.8km)

Shops

Box Hill Centro- Whitehorse Rd, Box Hill (1km)

Kerrimuir Shops- Middleborough Rd, Box Hill North (1.6km)

Blackburn North Shopping Centre- Springfield Rd, Blackburn (2.7km)

Westfield Doncaster- Doncaster Rd, Doncaster (4.2km)

Parks/Rec

Box Hill Gardens- Station St, Box Hill (950m)

Bushy Creek Reserve- Dorking Rd, Box Hill North (1.1km)

Aqualink Box Hill- Surrey Dr, Box Hill (2.9km)

Transport

Box Hill train station (1km)

Tram 109 Box Hill to Port Melbourne

Bus route 270 – Box Hill to Mitcham via Blackburn North

Bus route 271 – Box Hill to Ringwood via Park Orchards

Bus route 279 – Box Hill to Doncaster SC via Middleborough Rd

Auction

Saturday 24th March at 3pm

Contact

Julian Badenach – 0414 609 665

Jessica Hellmann – 0411 034 939

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.

Potential rental return

\$420.00 per week

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

3/39 Dorking Road, Box Hill Vic 3128

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

Range between \$760,000

&

\$830,000

Median sale price

Median price \$614,750

House

Unit

X

Suburb

Box Hill

Period - From 01/10/2017

to

31/12/2017

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	2/52 Linda Av BOX HILL NORTH 3129	\$920,000	07/10/2017
2	2/8 Bedford St BOX HILL 3128	\$800,000	25/09/2017
3	7/114 Shannon St BOX HILL NORTH 3129	\$712,000	11/11/2017

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.



 3  2  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$760,000 - \$830,000
Median Unit Price
December quarter 2017: \$614,750

Comparable Properties



2/52 Linda Av BOX HILL NORTH 3129 (REI/VG) **Agent Comments**

 3  2  2

Price: \$920,000
Method: Auction Sale
Date: 07/10/2017
Rooms: -
Property Type: Unit



2/8 Bedford St BOX HILL 3128 (VG)

Agent Comments

 3  -  -

Price: \$800,000
Method: Sale
Date: 25/09/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



7/114 Shannon St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  1  2

Price: \$712,000
Method: Auction Sale
Date: 11/11/2017
Rooms: -
Property Type: Unit

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.