



woodards 

3/22 Woodlands Avenue Kew East

Additional information

Owners corporation fees: \$350 p/q (approx.)
Council rates: TBA
Gas ducted heating
Polished floors
Updated bathroom
Updated kitchen
600mm gas cook top
Fisher and Pykle Electric oven
Concrete stumps
Single garage
Decking/outdoor entertaining area
Spacious courtyard

Method

Auction Saturday 27 March at 3pm

Settlement

30/60 days or any other such terms that have been agreed to in writing by the vendor

Agent's Estimate of Selling Price: \$730,000 - \$780,000

Close proximity to

Schools

Kew East Primary School – zoned 1.5km
Deepdene Primary School – 1.6km
Kew High School – zoned 1.1km
Balwyn High School - 2.5km

Shops

Harp Village cafes & shops – 750m
Coles Balwyn North -1.0km
Woolworth Kew -2.7km
Deepdene Shopping Centre – 2.2km
Camberwell Junction shops -4.2km

Parks

Nicholson Street Reserve Playground – 1.1km
Outer Circle Linear Park – 1.0km
Victoria Park -1.3km

Transport

Tram 48 North Balwyn - Victoria Harbour Docklands -2min walk
Bus 200 City (Queen St) – Bulleen -2 min walk
Bus 207 City - Doncaster SC via Kew Junction -2 min walk
Bus 302 City - Box Hill Station via Belmore Rd & Eastern Fwy
Bus 304 City - Doncaster SC via Belmore Rd & Eastern Fwy

Rental Estimate

\$380-\$400 per week based on current market conditions

Chattels

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



Rachel Waters
0417 377 916



Mark Johnstone
0417 377 916

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

3/22 Woodlands Avenue, Kew East Vic 3102

Indicative selling price

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

Range between \$730,000 & \$780,000

Median sale price

Median price \$767,500 Property Type Unit Suburb Kew East

Period - From 01/10/2020 to 31/12/2020 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	2/5 Maud St BALWYN NORTH 3104	\$760,000	14/01/2021
2	2/35 Strathalbyn St KEW EAST 3102	\$723,000	19/10/2020
3	1/138 Kilby Rd KEW EAST 3102	\$712,500	24/09/2020

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.~~

This Statement of Information was prepared on:

26/02/2021 16:23



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$730,000 - \$780,000

Median Unit Price

December quarter 2020: \$767,500

Comparable Properties



2/5 Maud St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 2  1  1

Price: \$760,000

Method: Private Sale

Date: 14/01/2021

Property Type: Unit



2/35 Strathalbyn St KEW EAST 3102 (VG)

Agent Comments

 2  -  -

Price: \$723,000

Method: Sale

Date: 19/10/2020

Property Type: Flat/Unit/Apartment (Res)



1/138 Kilby Rd KEW EAST 3102 (VG)

Agent Comments

 2  -  -

Price: \$712,500

Method: Sale

Date: 24/09/2020

Property Type: Strata Unit/Flat

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 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.