



25A Minchinbury Drive, Vermont South

Additional Information

Land size: 422 m² approx.
 Council rates: \$TBA
 Ducted heating
 Reverse cycle air-conditioning
 Ceiling fans
 Double garage with internal access
 Generous central lounge with bay window
 Private dining room
 Sizeable family and meals zone
 Contemporary kitchen with LG dishwasher & stainless steel 5 burner cook top
 Master bedroom with large mirrored built in robe
 Well appointed ensuite to main
 Two other bedrooms with built in robes
 Located in the Vermont Secondary College school zone

Potential rental return

\$530 - \$570 per week

Private Sale

Asking price: \$869,000

Contact

Mark Johnstone 0417 377 916
 Russell Wheeler 0499 774 983

Close proximity to

Schools	Wantirna Primary School (zoned) – 2.6km Vermont Primary School – 2.5km Vermont Secondary College (zoned) – 1.4km Wantirna College – 4.1km
Shops	Brentford Square Shopping Centre – 3.4km Forest Hill Chase Shopping Centre – 3.7km The Glen Shopping Centre – 5.4km Eastland Shopping Centre – 6.7km
Parks	Morack Public Golf Course – 160m Terrara Park – 1.1km Bellbird Dell Reserve – 1.6km Campbells Croft Reserve – 3.4km
Transport	Bus route 742 – Eastland – Chadstone – 750m Bus route 732 – Box Hill – Upr F'tree Gully – 1.0km Bus route 736 – Mitcham – Blackburn – 1.0km Mitcham Train Station – 4.5km

Council Capital Improved Value (CCIV)

\$TBA

Terms

10% deposit, balance 90 days or other such terms that the vendors have agreed to in writing.

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

25a Minchinbury Drive, Vermont South Vic 3133

Indicative selling price

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

Single price \$869,000

Median sale price

Median price \$1,225,000

House

X

Unit

Suburb Vermont South

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	3a Cantley La VERMONT 3133	\$840,000	07/04/2017
2	11 Linsley Way WANTIRNA 3152	\$820,000	24/05/2017
3	2b Lusk Dr VERMONT 3133	\$760,500	01/04/2017

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  2

Rooms:

Property Type: Unit

Land Size: 422 sqm approx

Agent Comments

Comparable Properties



3a Cantley La VERMONT 3133 (REI/VG)

Agent Comments

 3  2  -

Price: \$840,000

Method: Sold Before Auction

Date: 07/04/2017

Rooms: 9

Property Type: House (Res)

Land Size: 531 sqm approx



11 Linsley Way WANTIRNA 3152 (REI/VG)

Agent Comments

 2  1  2

Price: \$820,000

Method: Sold Before Auction

Date: 24/05/2017

Rooms: 3

Property Type: House (Res)

Land Size: 640 sqm approx



2b Lusk Dr VERMONT 3133 (REI/VG)

Agent Comments

 3  2  1

Price: \$760,500

Method: Auction Sale

Date: 01/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 331 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**.

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.