



woodards 

43 Margate Crescent Glen Waverley

Additional information

Land size: 654sqm
 3 bedrooms
 1 bathroom
 Spacious lounge with open fireplace
 Casual Dining room
 Relaxed family room
 Functional kitchen including a 5 burners stainless steel SMEG cooktop/oven
 Rear scenic rose garden
 Premium timber floor
 Laundry
 Ducted heating
 Split system cooling
 Secure alarm
 Garage

Rental Estimate

\$460-\$490 per week

Method:

Auction Saturday 15 February at 11pm

Settlement

10% deposit, balance 60/90 days or other such terms the vendor has agreed to in writing prior to auction

Agent's Estimate of Selling Price \$940,000- \$1,000,000

Close proximity to ...

Schools

Pinewood Primary School – zoned - 800m
 Glen Waverley South Primary School – 3.5km
 Brentwood Secondary College I – zoned – 3.7km
 Glen Waverley Secondary College – 3.7km

Shops

The Glen Shopping Centre – 3.2km
 Vermont South Shopping Centre- 7.5km
 Chadstone Shopping Centre– 6.5km

Parks

Janice Road Reserve – 550m
 Callaghan Avenue Reserve – 1.4km
 Glen Waverley Tennis Club -1.6km
 Central Reserve -2.6km

Transport

Glen Waverley Train Station – 3.0km
 Syndal Train Station – 2.6km
 Bus 703 Middle Brighton - Blackburn via Clayton
 Bus 737 Croydon - Monash University via Glen Waverley
 Bus 623 Glen Waverley - St Kilda via Mount Waverley & Chadstone & Carnegie



Mark Johnstone
 0417 377 916



Julian Badenach
 0414 609 665

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

43 Margate Crescent, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$940,000 & \$1,000,000

Median sale price

Median price \$1,286,500 Property Type House Suburb Glen Waverley

Period - From 01/01/2019 to 31/12/2019 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	42 Sandgate Av GLEN WAVERLEY 3150	\$1,020,000	11/09/2019
2	56 Westerfield Dr NOTTING HILL 3168	\$980,000	24/08/2019
3	23 Koonalda Av GLEN WAVERLEY 3150	\$950,000	11/10/2019

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:

21/01/2020 09:28



 3  1  1

Property Type: House (Previously Occupied - Detached)

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



42 Sandgate Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,020,000

Method: Private Sale

Date: 11/09/2019

Rooms: 7

Property Type: House

Land Size: 720 sqm approx



56 Westerfield Dr NOTTING HILL 3168 (REI/VG)

Agent Comments

 3  -  -

Price: \$980,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House

Land Size: 721 sqm approx



23 Koonalda Av GLEN WAVERLEY 3150 (VG)

Agent Comments

 4  -  -

Price: \$950,000

Method: Sale

Date: 11/10/2019

Property Type: House (Res)

Land Size: 654 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 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 jpiccicolo@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.