



2 Winifred Street, Nunawading

Additional Information

Land size: 380m² approx.
 Council rates: \$1,209.65
 Corner block position
 Gas log fireplace
 Split system heating and cooling
 Wall heating to bedrooms
 Polished timber floors
 Modern kitchen with stainless appliances and stone surfaces
 Walk in robe to main bedroom
 Mirrored built-in robes to bedrooms
 European laundry
 Beautiful large front garden and deck
 Shed
 Single carport

Potential rental return

\$420 - \$470 per week

Private Sale

Quoting \$925,000

Contact

Christine Bafas 0427 835 610
 Cameron Way 0418 352 380

Close proximity to

Schools	Whitehorse Primary School (zoned) – 240m Donvale Primary School – 1.6km Blackburn High School (zoned) – 1.6km Mullauna Secondary College – 2.0km
Shops	Golden Mile Shopping Strip Nunawading – 1.5km Blackburn North Shopping Centre – 1.9km Blackburn Shopping Village – 2.6km Westfield Doncaster – 5.6km
Parks	Nicoll Park – 400m Eastern Freeway Linear Reserve – 450m Koonung Reserve – 2.1km
Transport	Nunawading Train Station – 2.0km Bus route 271 – Box Hill to Ringwood – 120m Bus route 273 – The Pines to Nunawading – 120m Bus route 270, 273, & 303 – 900m

Terms

10% deposit, balance 90/120 days (negotiable) or other such terms that the vendors have agreed to in writing

Chattels

All fixed floor coverings, window furnishings and light fittings.



 3  1  1

Rooms:

Property Type: House (Res)

Land Size: 380 sqm

Agent Comments

Comparable Properties



28 Kett St NUNAWADING 3131 (VG)

Agent Comments

 -  -  -

Price: \$1,070,000

Method: Sale

Date: 20/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 327 sqm



44 Ashwood Dr NUNAWADING 3131 (REI)

Agent Comments

 3  1  2

Price: \$950,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 587 sqm



4 Lemon Gr NUNAWADING 3131 (REI)

Agent Comments

 3  2  2

Price: \$922,000

Method: Private Sale

Date: 20/01/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 330 sqm

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 Winifred Street, Nunawading Vic 3131

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

Single price \$925,000

Median sale price

Median price \$931,000

House

X

Suburb

Nunawading

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
28 Kett St NUNAWADING 3131	\$1,070,000	20/12/2016
44 Ashwood Dr NUNAWADING 3131	\$950,000	13/05/2017
4 Lemon Gr NUNAWADING 3131	\$922,000	20/01/2017

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.