# woodards 🚾



## 2 Winifred Street, Nunawading

#### Additional Information

Land size: 38om² 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.



**Christine Bafas** 9894 1000 0427 835 610 cbafas@woodards.com.au

> \$925,000 **Median House Price**

**Indicative Selling Price** 

March quarter 2017: \$931,000



Property Type: House (Res) Land Size: 380 sgm **Agent Comments** 

### Comparable Properties



28 Kett St NUNAWADING 3131 (VG)

Price: \$1.070.000 Method: Sale Date: 20/12/2016 Rooms: -

Property Type: House (Res)

Land Size: 327 sqm

**Agent Comments** 

**Agent Comments** 



44 Ashwood Dr NUNAWADING 3131 (REI)

**-**3



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)







Price: \$922,000 Method: Private Sale Date: 20/01/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 330 sqm

**Agent Comments** 



Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111

Generated: 29/05/2017 10:21





Christine Bafas 9894 1000 0427 835 610 cbafas@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	2 Winifred Street, Nunawading Vic 3131
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$925,000

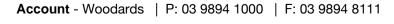
#### Median sale price

Median price	\$931,000	H	ouse	Х	Sı	ıburb	Nunawading	
Period - From	01/01/2017	to	31/00	3/2017	Source	REIV	1	

#### 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







Generated: 29/05/2017 10:21



#### **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.