



12/70 Church Street, Hawthorn

Additional Information

Council rates: \$1,117.23 per annum
 Owner's corporation fee: \$714.30 per quarter
 Renovated apartment
 Top floor
 Large open plan kitchen
 Stainless steel appliances / Bosch dishwasher
 Spacious lounge area
 Floor to ceiling windows
 Large bedrooms with BIR's
 Renovated bathroom with laundry facilities
 Reverse cycle heating/cooling
 Secure intercom entry
 Balcony
 Car space

Potential rental return

Currently leased at \$480 per week

Deadline Private Sale

Tuesday 2nd April at 5pm

Contact

Christine Bafas 0427 835 610
 Cameron Way 0418 352 380

Close proximity to

Schools Hawthorn West Primary School (zoned) – 800m
 Richmond High School (zoned) – 2.1km
 Melbourne Girl's College – 1.3km
 Swinburne University- 2.3km

Shops Victoria Garden Shopping Centre – 1.2km
 Glenferrie Road Street Shops – 2.3km
 Camberwell Junction Market – 4..7km
 Burke Street Mall – 5.7km

Parks Smart Street Reserve – 170m
 Fashoda Street Reserve – 800m
 St James Park – 1.1km
 Grace Park – 1.5km

Transport Glenferrie Road Train Station – 2.1km
 Tram 48 North Balwyn - Victoria Harbour Docklands
 Tram 109 Box Hill - Port Melbourne
 Tram 75 Etihad Stadium Docklands - Vermont South

Terms

10% deposit, balance 60/90 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

12/70 Church Street, Hawthorn Vic 3122

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

Range between \$540,000

&

\$590,000

Median sale price

Median price \$571,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/01/2018

to

31/12/2018

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	103/121 Barkers Rd KEW 3101	\$560,000	12/02/2019
2	16/178 Power St HAWTHORN 3122	\$552,000	16/02/2019
3	36/44 Burwood Rd HAWTHORN 3122	\$549,000	09/02/2019

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.

Christine Bafas

9894 1000

0427 835 610

cbafas@woodards.com.au

Indicative Selling Price

\$540,000 - \$590,000

Median Unit Price

Year ending December 2018: \$571,000



2 1 1

Rooms: 4**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties

**103/121 Barkers Rd KEW 3101 (REI)**

Agent Comments

2 1 1

Price: \$560,000**Method:** Private Sale**Date:** 12/02/2019**Rooms:** -**Property Type:** Apartment**16/178 Power St HAWTHORN 3122 (REI)**

Agent Comments

2 1 1

Price: \$552,000**Method:** Auction Sale**Date:** 16/02/2019**Rooms:** -**Property Type:** Apartment**36/44 Burwood Rd HAWTHORN 3122 (REI)**

Agent Comments

2 1 1

Price: \$549,000**Method:** Private Sale**Date:** 09/02/2019**Rooms:** -**Property Type:** Apartment

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.