



**woodards** 

## 19 Will Street, Forest Hill

### Additional information

Council Rates: \$1,614.10pa (Refer Section 32)  
 Water Rates: \$180pq +usage (Refer Section 32)  
 Evaporative cooling  
 Polished timber floorboards (including under carpet)  
 Lounge room with gas heater  
 Formal dining room  
 Updated kitchen with meals area  
 Westinghouse upright stove (electric)  
 Two bedrooms with BIRs  
 3<sup>rd</sup> bedroom/ study  
 Neat original bathroom with separate shower room  
 Separate toilet  
 Large family room/ sunroom  
 Electric hot water unit  
 Single garage plus double carport

### Close proximity to

**Schools** Mount Pleasant Rd Primary- Mount Pleasant Rd, Nunawading (600m)  
 Forest Hill College- Mahoneys Rd, Burwood East (3km)  
 Emmaus College- Hawthorn Rd, Vermont South (2.8km)  
 Nunawading Christian College- Central Rd, Nunawading (2.7km)  
 Deakin University- Burwood Hwy, Burwood (7.8km)

### Shops

Forest Hill Chase- Mahoneys Rd, Forest Hill (1.4km)  
 Brentford Square- Canterbury Rd, Forest Hill (700m)  
 Box Hill Central- Whitehorse Rd, Box Hill (6.3km)  
 Eastland- Maroondah Hwy, Ringwood (6.5km)

### Parks

Felicia Dale Reserve- Canterbury Rd, Forest Hill (260m)  
 Blackburn Lake- Lake Rd, Blackburn (2.3km)

### Transport

Nunawading train station (2.4km)  
 Bus 735 Box Hill to Nunawading  
 Bus 765 Mitcham to Box Hill via Blackburn  
 Tram 75 Docklands to Vermont South

### Rental Estimate

\$420 per week based on current market conditions

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

### Settlement

30/60 days (negotiable)

### Method

Deadline Private Sale Closing Tuesday 12<sup>th</sup> November at 5pm  
 Unless sold prior

### External size

Land size: 575sqm (approx.)

Agent's Estimate of Selling Price \$800,000 - \$880,000  
 Median House Price \$887,500 (REIV June 2019)



**Julian Badenach**  
 0414 609 665



**Jessica Hellmann**  
 0411 034 939

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

19 Will Street, Forest Hill Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$880,000

### Median sale price

Median price \$887,500

Property Type House

Suburb Forest Hill

Period - From 01/04/2019

to

30/06/2019

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	32 Thornhill Dr FOREST HILL 3131	\$927,000	24/08/2019
2	3 Mckenna Rd FOREST HILL 3131	\$886,000	20/07/2019
3	5 Lernes St FOREST HILL 3131	\$830,000	07/07/2019

**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:

01/10/2019 17:33



 3  1  3

**Rooms:** 6

**Property Type:** House

**Land Size:** 575sqm sqm approx

Agent Comments

**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

June quarter 2019: \$887,500

## Comparable Properties

32 Thornhill Dr FOREST HILL 3131 (REI)

Agent Comments

 3  1  3

**Price:** \$927,000

**Method:** Auction Sale

**Date:** 24/08/2019

**Property Type:** House (Res)

**Land Size:** 590 sqm approx

3 McKenna Rd FOREST HILL 3131 (REI/VG)

Agent Comments

 3  1  2

**Price:** \$886,000

**Method:** Auction Sale

**Date:** 20/07/2019

**Property Type:** House (Res)

**Land Size:** 588 sqm approx



5 Lernes St FOREST HILL 3131 (REI/VG)

Agent Comments

 3  1  2

**Price:** \$830,000

**Method:** Private Sale

**Date:** 07/07/2019

**Property Type:** House

**Land Size:** 592 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 **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](mailto: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.