



woodards 

1A Woods Street, Balwyn

Additional information

Council Rates: \$2,232 per annum (approx. inc. FSL)

Living room downstairs
Spacious open plan family/meals
Master bedroom 5 door robes
Balcony off master bedroom
Ensuite with bath
Powder room ground floor
Retreat upstairs
Bosch dishwasher
Bosch four burner gas stove
Westinghouse electric oven
Floating timber floors
Roman blinds
Zoned alarm system – top/bottom floor
Courtyard
AC units x three bedrooms
Rinnai heater in family area
Ducted heating
Double remote garage with internal access

Internal / external size

Land 267m2 (approx.)

Agent's Estimate of Selling Price \$1,100,000 - \$1,200,000

Auction

Saturday 30th November at 12pm

Settlement

10% deposit, balance 30/60 days or other such terms the vendor has agreed to in writing prior to auction

Close proximity to ...

Schools

Greythorn Primary School (zoned – 1.1km)
Fintona Girls' School (1.7km)
Canterbury Girls' Secondary College (3.4km)
Camberwell Grammar School (3.4km)
Balwyn High School (zoned – 1.6km)
Swinburne University (6.4km)

Shops

Coles Balwyn East, Belmore Rd (1.3km)
Balwyn Village, Whitehorse Rd (1.4km)
Box Hill Central, Box Hill (4.2km)
Westfield Doncaster (5.1km)

Parks

Booroondara Sports Complex, Balwyn (190m)
Macleay Park, Balwyn (1.1km)
Beckett Park, Balwyn (1.0km)
Surrey Park, Balwyn (5.0km)

Transport

302 bus City – Box Hill via Belmore Road and Eastern Fwy
304 bus City – Doncaster via Belmore Road and Eastern Fwy
Canterbury Train Station (3.0km)
109 tram route – Box Hill to Port Melbourne, Whitehorse Rd (1.4km)

Rental Estimate

\$650 per week



Cameron Way
0418 352 380



Jackie Mooney
0401 137 901

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

1a Woods Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$813,000

Property Type Unit

Suburb Balwyn

Period - From 01/07/2019

to 30/09/2019

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	1/4 Woods St BALWYN 3103	\$1,300,000	28/08/2019
2	3/89 Balwyn Rd BALWYN 3103	\$1,200,000	19/11/2019
3	5/23 Parring Rd BALWYN 3103	\$1,085,000	08/06/2019

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:

22/11/2019 14:05



 3  2  2

Property Type: Townhouse

Land Size: 267 sqm approx

Agent Comments

Comparable Properties



1/4 Woods St BALWYN 3103 (REI)

Agent Comments

 3  2  2

Price: \$1,300,000

Method: Private Sale

Date: 28/08/2019

Rooms: 6

Property Type: Unit



3/89 Balwyn Rd BALWYN 3103 (REI)

Agent Comments

 3  2  1

Price: \$1,200,000

Method: Sold Before Auction

Date: 19/11/2019

Property Type: Townhouse (Single)



5/23 Parring Rd BALWYN 3103 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,085,000

Method: Private Sale

Date: 08/06/2019

Property Type: Unit

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 jpiccio@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.