



woodards 

14 Aubrey Street Vermont

Additional information

Land size: 650sqm approx.
Zoned for Vermont Secondary College
North facing front
3 bedrooms
Stylishly renovated bathroom with dual vanity, separate bath and shower
Well-designed kitchen with quality AEG and Bosch appliances
Dedicated meals zone right next to the kitchen
Sizeable central lounge
Eye catching timber floors
Separate Laundry
Reverse cycle heating and cooling
Undercover alfresco deck
Entertainer's patio
Landscaped gardens
Huge double garage which has the addition of a studio/office and bathroom

Settlement

30/60/90 days or any other such terms that have been agreed to in writing by the vendor prior to auction

Close proximity to

Schools

Rangeview Primary School – zoned 1.4km
Vermont secondary College – zoned 1.8km
Eastmont Preschool Centre 600m
Emmaus College 4.3km

Shops

Brentford Square Shopping Centre 2.2km
Forest Hill Chase 3.9km
Rangeview Village 2.1km
Eastland Shopping Centre 4.2km
Knox City Shopping Centre 6.8km

Parks & Amenities

Adrian Danaher Reserve 800m
View Road Playground 1.2km
Laidlaw Court Playground 600m
Heatherdale Reserve 1.2km
Ringwood Golf Course 1.6km

Transport

Heatherdale Train Station 2.6km
Bus 740 Mitcham – Vermont East
Bus 742 Ringwood – Chadstone Shopping Centre via Vermont Sth & Glen Waverley

Rental Estimate

\$390 - \$420 per week based on current market conditions

Chattels

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



Mark Johnstone
0417 377 916



Julian Badenach
0414 609 665

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

14 Aubrey Street, Vermont Vic 3133

Indicative selling price

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

Range between \$840,000 & \$900,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Vermont

Period - From 01/07/2020 to 30/06/2021 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	116 Wantirna Rd RINGWOOD 3134	\$848,000	03/07/2021
2	6 Maurice Av RINGWOOD 3134	\$890,000	24/02/2021
3	6 Graeme St VERMONT 3133	\$840,000	18/02/2021

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:

28/07/2021 16:21



Rooms: 5

Property Type: House

Land Size: 649.818 sqm approx

Agent Comments

Indicative Selling Price

\$840,000 - \$900,000

Median House Price

Year ending June 2021: \$1,100,000

Comparable Properties



116 Wantirna Rd RINGWOOD 3134 (REI)



Agent Comments

Set on 594sqm

Price: \$848,000

Method: Auction Sale

Date: 03/07/2021

Property Type: House (Res)

6 Maurice Av RINGWOOD 3134 (VG)



Agent Comments

Price: \$890,000

Method: Sale

Date: 24/02/2021

Property Type: House (Res)

Land Size: 668 sqm approx

6 Graeme St VERMONT 3133 (VG)



Agent Comments

Inferior

Price: \$840,000

Method: Sale

Date: 18/02/2021

Property Type: House (Res)

Land Size: 585 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.

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.