



woodards 

25A Heywood Street Ringwood

Additional information

Council rate: TBA
Land: 276m2 (approx.)
3 bedrooms
2 bathrooms (with floor heating)
Stone benchtops
Quality appliances
Expansive entertaining deck
Refrigerated cooling/Ducted heating
Ducted vacuum
Security system
Tinted windows
Double glazing (rear windows & some bedrooms)
Internal access from garage
Mains gas access for BBQ

Method

Auction Saturday 4 April at 10am

Rental Estimate

\$500- \$550 per week

Settlement

10% deposit, balance 30/60/75 days or other such terms the vendor has agreed to in writing

Agent's Estimate of Selling Price \$850,000 - \$900,000

Close proximity to ...

Schools

Ringwood Secondary College – zoned -2.1km
Great Ryrie Primary School – zoned – 1.9m
Eastwood Primary School -3.8km
Rangeview Primary School – 3.4 km

Shops

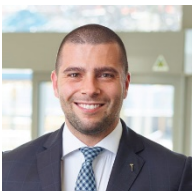
Eastland shopping centre– 1.3km
Costco Ringwood– 1.4km
Heathmont shops– 3.7 km
Mitcham shopping Centre – 3.7km
Knox City Shopping Centre– 7.3km

Parks

Jubilee Park -1.1km
Proclamation Park – 750m
Heatherdale Reserve - 2.6km
Ringwood Golf– 1.6km

Transport

Ringwood Train Station – 1.3km
Heathmont Train Station -3.0km
Bus 901 Frankston - Melbourne Airport (SMARTBUS)



Luke Banitsiotis
0402 261 116

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

25A Heywood Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$850,000 Property Type House Suburb Ringwood

Period - From 01/10/2019 to 31/12/2019 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	2/30 Nelson St RINGWOOD 3134	\$880,000	06/12/2019
2	2/13 Lorient St HEATHMONT 3135	\$853,000	07/12/2019
3			

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: 10/03/2020 13:21



Property Type:

Agent Comments

Comparable Properties



2/30 Nelson St RINGWOOD 3134 (REI)

Agent Comments



Price: \$880,000

Method: Sold Before Auction

Date: 06/12/2019

Rooms: 5

Property Type: Townhouse (Res)



2/13 Lorient St HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$853,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 5

Property Type: House (Res)

Land Size: 307 sqm approx

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.

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 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.