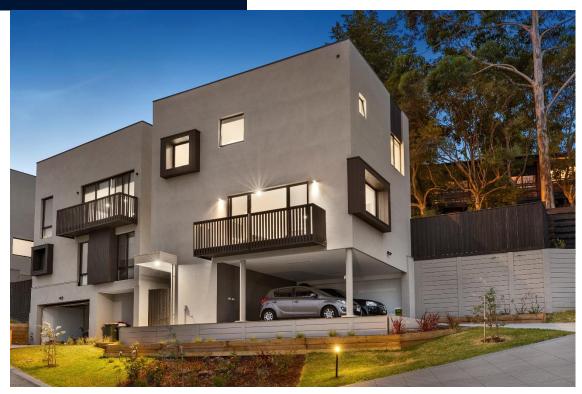
# woodards w



## 45/37 William Street, Ringwood

#### Additional Information

232.10sqm of land

Owners Corp Fees \$1,527 PA

Council Rates \$1,492 PA

Architecturally Designed

Oak Timber Flooring

Split System Heating/ Air Conditioning

**Bosch Appliances** 

European Laundry

Downstairs study area

3 Well Sized Bedrooms

Master Bedroom with Ensuite & Walk in robe

**Double Carport** 

Balcony

Cascade Outdoor Entertaining

Potential rental return

\$480 - \$540 Per week approx.

Deadline Private Sale

Tuesday 26th March at 5:00pm

Contact

Luke Banitsiotis – 0402 261 116 Charlotte Clement – 0425 117 637

#### Close proximity to

Schools Mullum Primary School – 2.2km

Ringwood North Primary – 2.5km Norwood Secondary College – 1.9km Ringwood Secondary College – 2.4km

**Shops** Eastland Shopping Centre – 1.3km

Costco – 1.4km

Ringwood North Shopping Centre 2.2km

Parks Nolan Street Park – 850m

Ringwood Lake Park – 1.8km Billabong Park – 2.0km

Mullum Mullum Reserve - 2.1km

**Transport** Bus Route 370 – Mitcham - Ringwood – 600m

Ringwood Station – 1.6km Mitcham Station – 4.1km

#### Tarme

10% deposit, balance 30/60 days or other such terms that the vendors have agreed to in writing.

#### Chattels

All fixed floor coverings, window furnishings and light fittings.



Charlotte Clement 0398941000 0425117637 cclement@woodards.com.au

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

	Section 47AF of the Estate Agents Act 198				
Property offered for	sale				
Address Including suburb and postcode	1 10/07 William On oot, I illigwoo		vood Vic 3134		
Indicative selling pri	ce				
For the meaning of this	price see con	sumer.vic.gov.	au/underquoting		
Range between \$680	,000	&	\$740,000		
Median sale price					
Median price \$880,0	00 Ho	use X	Unit	Suburb	Ringwood
Period - From 01/10/2	2018 to	31/12/2018	Source	REIV	
Comparable propert	y sales (*De	elete A or B b	elow as applica	ble)	
	e estate agent			ne property for sale lers to be most cor	
Address of comparat	ole property			Price	Date of sale
1					
2					
3					
OR					
<b>B</b> * The estate age	nt or agent's i	representative r	reasonably believe	es that fewer than t	hree comparable

properties were sold within two kilometres of the property for sale in the last six months.

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111





Generated: 14/03/2019 15:44



Charlotte Clement 0398941000 0425117637 cclement@woodards.com.au

**Indicative Selling Price** \$680,000 - \$740,000 **Median House Price** December quarter 2018: \$880,000





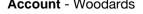
Property Type: Strata Unit/Flat

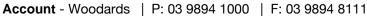
Agent Comments



## Comparable Properties

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.









Generated: 14/03/2019 15:44



#### **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.