



2 Bushland Court, Wheelers Hill

Additional information

Monash Council Rates: \$3,079.90pa (Refer S32)
 Water Rates: \$161pq + usage (Refer S32)
 Neighbourhood Residential Zone Schedule 4
 Vegetation Protection Overlay Schedule 1
 Land Size: 852sqm approx.
 House Size: 56sq (including garage, alfresco & balcony)
 Built: 2014- Metricon
 Ceiling Height: 2700 upstairs & 2550 downstairs
 Central ducted heating and cooling – Bonaire B430iXA
 Heating and 3 Phase Actron - zoned upper and lower
 Electric Floor Heating (Downstairs kitchen, hall and
 bathroom. Upstairs Master Ensuite)
 Jetmaster XLR Plus Fireplace
 3 Phase grid power and 13.05 kw Solar Panels (42
 panels) with 14kWh Tesla Powerwall 2 incl battery
 Full Smart home automation including:

- Leviton HAI OmniPro II controller and alarm
- Leviton Hifi2 home audio
- Irrigation control
- Clipsal CBUS lighting control
- Somfy ILT internal blinds
- Video Intercom
- Hikvision security cameras

Solar Hot water with Gas booster (downstairs)
 Gas Hot Water (upstairs)
 Water tank and pump – toilets and irrigation
 Double Glazing and Comfort Glazing
 Theatre room with 100" Projection Screen (Wired for 5.1
 Home Theatre
 10m x 2.5m Salt Water inground concrete pool

Close proximity to

- Schools** Wheelers Hill Primary- Whites Lane, Wheelers Hill (600m)
 Wheelers Hill Secondary- Raphael Dr, Wheelers Hill (1.8km)
 Caulfield Grammar- Jells Rd, Wheelers Hill (850m)
 Monash Uni- Wellington Rd, Clayton (6.5km)
- Shops** The Glen- Springvale Rd, Glen Waverley (4.4km)
 Brandon Park- Springvale Rd, Wheelers Hill (2.8km)
 Wheelers Hill Shopping Centre- Jells Rd, Wheelers Hill (2.1km)
- Parks** Jells Park- Jells Rd, Wheelers Hill (950m)
- Transport** Glen Waverley Train Station (4.4km)
 Bus 754 Glen Waverley to Rowville
 Bus 693 Belgrave to Oakleigh
- Terms** 10% deposit, balance 60 days
- Rental Estimate**
 \$950 per week based on current market conditions
- Chattels** Refer contract of sale



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

2 Bushland Court, Wheelers Hill Vic 3150

Indicative selling price

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

Range between \$2,400,000

&

\$2,640,000

Median sale price

Median price \$1,422,500

Property Type House

Suburb Wheelers Hill

Period - From 01/10/2021

to 30/09/2022

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	9 Strathconnan PI WHEELERS HILL 3150	\$2,300,000	29/10/2022
2	10 Chapman Blvd GLEN WAVERLEY 3150	\$2,380,000	17/06/2022
3	162 Lum Rd WHEELERS HILL 3150	\$2,608,888	25/07/2022

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:

04/11/2022 12:15



 5  3  3

Property Type: House
Land Size: 852 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,640,000
Median House Price
Year ending September 2022: \$1,422,500

Comparable Properties



9 Strathconnan PI WHEELERS HILL 3150 (REI) **Agent Comments**

 5  2  2

Price: \$2,300,000
Method:
Date: 29/10/2022
Property Type: House



10 Chapman Blvd GLEN WAVERLEY 3150 (REI)

Agent Comments

 5  3  2

Price: \$2,380,000
Method:
Date: 17/06/2022
Property Type: House



162 Lum Rd WHEELERS HILL 3150 (REI)

Agent Comments

 5  4  2

Price: \$2,608,888
Method: Private Sale
Date: 25/07/2022
Property Type: House (Res)
Land Size: 930 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.