



woodards 

54 Linda Ave, Box Hill North

Additional information

Land size: 835 sqm approx.
Endorsed Planning Permit for 3 Townhouses
3 bedrooms townhouses in Box Hill North
Next to Memorial Park
Air-conditioned lounge room
Timber kitchen
Ducted heating
Laundry
3 bedrooms,
Main bedroom looking out over the front garden
Bathroom, separate WC
Carport
Alfresco deck

Rental Estimate

\$400-420 per week (approx.)

Agent estimated price : \$1,450,000

Settlement

10% deposit, balance 30/60/90 days or other such terms the vendor has agreed to in writing

Close proximity to ...

Schools

Koonung Secondary College - Zoned -1.5km
Box Hill High School – 2.7km
Box Hill North Primary – zoned - 1.0km
Kerrimuir Primary School – 1.1km

Shops

Box Hill Central Shopping Centre (1.8km)
Westfield Doncaster Shopping Centre(2.8km)
North Blackburn Shopping Centre (2.7km)

Parks

Memorial Park – 350m
Bushy Creek Reserve - 850m
Springfield Park - 850m

Transport

Box Hill Train Station – 2.0km
Bus Route 270 Box Hill - Mitcham via Blackburn North
Bus Route 903 Altona - Mordialloc (SMARTBUS Service)

Private Sale

Chattels

All fixed floor coverings, window furnishings and light fittings.



Ante Xu
0452 665 864



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

54 Linda Avenue, Box Hill North Vic 3129

Indicative selling price

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

Single Price

\$1,450,000

Median sale price

Median price

\$1,278,500

Property Type

House

Suburb

Box Hill North

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	10 Patrick St BOX HILL NORTH 3129	\$1,494,000	07/03/2020
2	2 Woodhouse Gr BOX HILL NORTH 3129	\$1,418,000	01/11/2019
3	5 Saxton St BOX HILL NORTH 3129	\$1,383,000	30/11/2019

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:

17/03/2020 17:22



Property Type: House (Res)
Land Size: 836 sqm approx
Agent Comments

Comparable Properties



10 Patrick St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,494,000
Method: Auction Sale
Date: 07/03/2020
Property Type: House (Res)
Land Size: 776 sqm approx



2 Woodhouse Gr BOX HILL NORTH 3129 (VG)

Agent Comments



Price: \$1,418,000
Method: Sale
Date: 01/11/2019
Property Type: House (Res)
Land Size: 845 sqm approx



5 Saxton St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,383,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 768 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 jpiccicolo@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.