



# 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)

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**

All fixed floor coverings, window furnishings and light fittings.



Ante Xu 0452 665 864



Julian Badenach

0414 609 665

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

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
Single Price	\$1,450,000

# Median sale price

Median price	\$1,278,500	Pro	perty 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

Add	dress 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 comparableproperties 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





Ante Xu 0398941000 0452665864 axu@woodards.com.au

**Indicative Selling Price** \$1,380,000 - \$1,518,000 **Median House Price** December quarter 2019: \$1,278,500





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

# Comparable Properties



10 Patrick St BOX HILL NORTH 3129 (REI)

**=** 3

**6** 2

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)







Price: \$1.418.000 Method: Sale Date: 01/11/2019

Property Type: House (Res) Land Size: 845 sqm approx



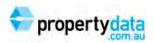
5 Saxton St BOX HILL NORTH 3129 (REI/VG)

Price: \$1,383,000 Method: Auction Sale Date: 30/11/2019

Property Type: House (Res) Land Size: 768 sqm approx

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





**Agent Comments** 

Agent Comments

**Agent Comments** 



### **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 **jpiccolo@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.