



woodards 

U2/102-106 Watts Street, Box Hill North

Additional information

Council Rates: \$1,509.4per year
Owner Corporation: \$380per quarter
Evaporative cooling
Panel Heater
Quality carpets
Brand new Bosch appliances
Kitchen with island bench
Two living areas
Master room with Ensuite
Double remote-control garage

Method

Deadline Private Sale
Closing Tuesday 1st Jun at 5.00pm (Unless Sold Prior)

Rental Estimate

Circa \$500-\$530 per week based on current market condition

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Settlement

30/60/90 days or other such terms the vendor has agreed to in writing

Agent's Estimate of Selling Price \$950,000-\$1,000,000

Close proximity to ...

Schools

Kerrimuir Primary School (zoned) – 1.4km
Box Hill North Primary School – 1.3km
Koonung Secondary College (zoned)– 1.7km
Box Hill High School – 2.4km

Shops

Box Hill Central – 1.2km
Westfield Doncaster – 3km
Shops on Belmore Road -3.5km

Parks

Hagenauer Reserve – 800m
Box Hill Garden – 700m
Memorial Park – 1km

Transport

Box Hill Train Station – 1.2km
Bus 903 Altona - Mordialloc – 300m
Bus 612 Box Hill – Chadstone – 700m
Route 109 – Box Hill to Port Melbourne – 1km



Demi Liu
0434 192 556



Yee Zhu
0426 610 524

woodards 

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

2/102-106 Watts Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$904,500

Property Type Unit

Suburb Box Hill North

Period - From 01/01/2021

to 31/03/2021

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	1/27 Laburnum St BLACKBURN 3130	\$987,000	20/02/2021
2	6/27 Oxford St BOX HILL 3128	\$975,000	20/03/2021
3	2/31a Victoria St BOX HILL 3128	\$950,000	30/01/2021

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:

27/04/2021 15:29



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$950,000 - \$1,000,000

Median Unit Price

March quarter 2021: \$904,500

Comparable Properties



1/27 Laburnum St BLACKBURN 3130 (REI)

Agent Comments

 3  1  1

Price: \$987,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Townhouse (Res)



6/27 Oxford St BOX HILL 3128 (REI)

Agent Comments

 3  2  2

Price: \$975,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Townhouse (Res)



2/31a Victoria St BOX HILL 3128 (REI/VG)

Agent Comments

 3  1  2

Price: \$950,000

Method: Auction Sale

Date: 30/01/2021

Property Type: Townhouse (Res)

Land Size: 145 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 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.