



11 Tweedie Court, Box Hill North

Additional Information

Land Size: 6075qm (approx.)
 Gas infinity hot water service
 Concrete stumps
 Brick vaneer
 Gas cook top
 Electric oven
 Split system air conditioning x 3
 Telstra connection
 WIR's to master bedroom
 Ceiling fan
 Separate laundry with yard access
 Garden storage
 Double carport

Potential rental return
 \$660.00-\$720.00 per week

Private Sale

Contact

Rachel Waters 0413 465 746
 Demi Liu 0434 192 556

Close proximity to

Schools

Kerrimuir Primary School – Zoned – 800m
 Koonung Secondary College – Zoned – 1.8km
 Box Hill North Primary School – 800m
 Box Hill Institute – 3km

Shops

Westfield Doncaster – 2.1km
 Box Hill Central – 3.3km
 North Blackburn Shopping Centre – 3.1km

Parks

Narallah Grove Reserve – 100m
 Tassells Park – 550m
 Frank Sedgman Reserve – 900m
 Elgar Park – 1.4km

Transport

Eastern Freeway – 700m
 Box Hill Central Station – 3.3km
 Laburnum Station – 3.3km
 Bus 903 – Wimmera St – Alton to Mordialloc
 Bus 966 - City - Kew - Doncaster Rd - Box Hill

Terms

10% deposit, balance 30/45 days or other such terms that the vendors have agreed to in writing.

Chattels

All fixed floor coverings, window furnishings and light fittings.

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

11 Tweedie Court, Box Hill North Vic 3129

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$949,000

Median sale price

Median price \$1,018,888

House

X

Unit

Suburb

Box Hill North

Period - From 01/01/2019

to

31/03/2019

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	14 Marshall Rd BOX HILL NORTH 3129	\$1,018,888	26/02/2019
2	13 Inglis St BOX HILL NORTH 3129	\$1,015,000	27/04/2019
3	13 Twyford St BOX HILL NORTH 3129	\$985,000	23/03/2019

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.



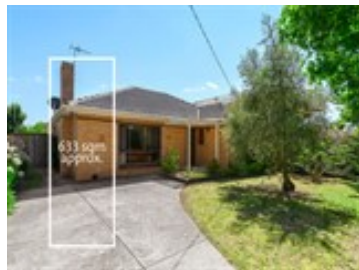
 4  2  2

Rooms:
Property Type: House (Res)
Land Size: 607 sqm approx
Agent Comments

Indicative Selling Price
 \$949,000

Median House Price
 March quarter 2019: \$1,018,888

Comparable Properties



14 Marshall Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,018,888
Method: Sold Before Auction
Date: 26/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 633 sqm approx



13 Inglis St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  2  2

Price: \$1,015,000
Method: Auction Sale
Date: 27/04/2019
Rooms: -
Property Type: House (Res)



13 Twyford St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  2

Price: \$985,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 690 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.