



## 6 King Street, Croydon South

### Additional Information

Land size: 860 approx.  
 Colourbond roof (2009)  
 Quality timber floors  
 Open fireplace  
 Split system air-conditioning x 2  
 Gas ducted heating  
 Ceiling fans  
 3.2 kw solar electricity  
 Renovated kitchen (2009)  
 Bosch stainless steel electric oven  
 Bosch stainless steel gas cook top  
 Asko dishwasher  
 All four bedrooms have built in robes  
 Ensuite with double vanity added 2009  
 Updated family bathroom (2007)  
 Elevated garden with cubby house  
 Paved outdoor entertaining and alfresco  
 BBQ area with kitchenette  
 Heated spa  
 Rainwater tank  
 Hot water system (2015)  
 Watering system  
 Re-plumbed, partially re-wired  
 Extra-large double garage with workshop and Coonara fireplace

### Potential rental return

\$450-500 per week approx.

### Deadline Private Sale

Closing Wednesday January 24<sup>th</sup> at 5pm

### Contact

Rachel Waters – 0412 465 746

### Close proximity to

#### Schools

Dorset Primary School – Zoned – 1.6km  
 Tintern Grammar – 2.7km  
 Croydon Primary School – 3.3km  
 Melba Secondary College – Zoned – 4.4km

#### Shops

Eastfield Mall – 750m  
 Arndale Shopping Centre – 2.5km  
 Ringwood East Shopping Strip – 2.5km  
 Croydon Main Street Shopping – 2.8km

#### Parks

Eastfield Park – 110m  
 Belmont Park – 850m  
 Benson Oval – 1.2km  
 Dorset Recreational Reserve – 2km

#### Transport

Ringwood East Train Station – 2.5km  
 Bus 664 – Chirnside Park – Knox City via Croydon & Bayswater - Eastfield Rd – 800m  
 Bus 737 – Croydon – Monash Uni via Boronia, Knox City Shopping Centre – Glen Waverley – Paris Ave – 1km

### Terms

10% deposit, balance 60 days (negotiable) 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

6 King Street, Croydon South Vic 3136

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$830,000

&amp;

\$900,000

**Median sale price**

Median price \$770,278

House

X

Unit

Suburb Croydon South

Period - From 01/07/2017

to

30/09/2017

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	49 Andrew Cr CROYDON SOUTH 3136	\$875,555	10/07/2017
2	45 Thomas St CROYDON SOUTH 3136	\$875,000	16/10/2017
3	151 Eastfield Rd CROYDON 3136	\$840,000	09/09/2017

**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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 864 sqm approx

Agent Comments

## Comparable Properties



**49 Andrew Cr CROYDON SOUTH 3136 (REI/VG)**

Agent Comments



**Price:** \$875,555

**Method:** Private Sale

**Date:** 10/07/2017

**Rooms:** 7

**Property Type:** House

**Land Size:** 860 sqm approx



**45 Thomas St CROYDON SOUTH 3136 (REI)**

Agent Comments



**Price:** \$875,000

**Method:** Private Sale

**Date:** 16/10/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 897 sqm approx



**151 Eastfield Rd CROYDON 3136 (REI)**

Agent Comments



**Price:** \$840,000

**Method:** Auction Sale

**Date:** 09/09/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 878 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](mailto: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.