



## G14/740 Station Street, Box Hill

### Additional Information

Ground floor  
 Timber Floors  
 Quality fixtures & fittings  
 Miele oven and cooktop  
 Fisher & Paykel dish drawers  
 Stone Benchtops  
 Ensuite with rain shower & BIR's.  
 Undercover balcony  
 Split system heating & cooling  
 Double glazed windows  
 Video intercom  
 Storage Cage  
 Secure Parking  
 Internal Size: 72sqm (14sqm external)  
 Body Corp: \$1,482.95 (Per Half Year)

### Potential rental return

\$450 - \$500 per week approx.

### Deadline Private Sale

Tuesday 14<sup>th</sup> February at 5pm

### Contact

Luke Banitsiotis – 0402 261 116  
 Charlotte Clement – 0425 117 637

### Close proximity to

**Schools** Box Hill North Primary School – Zoned – 1.9km  
 Koonung Secondary College – Zoned – 2.1km  
 Our Lady of Sion College – 850m  
 Box Hill High School – 1.6km  
 Kerrimur Primary School – 2.2km

**Shops** Box Hill Centro – 700m  
 Westfield Doncaster – 3.2km  
 North Blackburn Shopping – 3.3km  
 Balwyn Shopping Centre – 3.9km

**Parks** Box Hill Gardens – 270m  
 Surrey Park – 1.2km  
 Kingsley Gardens – 1.5km  
 Mont Albert Reserve – 1.7km

**Transport** Box Hill Station – 750m  
 Bus Route 903 – Smartbus Altona to Mordialloc – Thames St – 200m  
 Bus Route 612 – Box Hill to Chadstone via Surrey Hills, Camberwell, Glen Iris – Whitehorse Rd – 350m

### Terms

10% deposit, balance 30/60 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

### 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

g14/740 Station Street, Box Hill Vic 3128

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

Range between \$500,000

&amp;

\$550,000

**Median sale price**

Median price \$570,000

House

Unit

X

Suburb Box Hill

Period - From 01/10/2016

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	805/999 Whitehorse Rd BOX HILL 3128	\$618,000	01/08/2017
2	3/7-9 Archibald St BOX HILL 3128	\$611,000	18/11/2017
3	210/740 Station St BOX HILL 3128	\$525,000	24/11/2017

**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:**

**Agent Comments**

## Comparable Properties



**805/999 Whitehorse Rd BOX HILL 3128 (REI)**

**Agent Comments**



**Price:** \$618,000

**Method:** Private Sale

**Date:** 01/08/2017

**Rooms:** 4

**Property Type:** Apartment



**3/7-9 Archibald St BOX HILL 3128 (REI)**

**Agent Comments**



**Price:** \$611,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** -

**Property Type:** Apartment

**210/740 Station St BOX HILL 3128 (REI)**

**Agent Comments**



**Price:** \$525,000

**Method:** Private Sale

**Date:** 24/11/2017

**Rooms:** -

**Property Type:** Apartment

**Land Size:** 72 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.