



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 14th 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
Kerrimuir 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
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Indicative selling price

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

Range between	\$500,000	&	\$550,000
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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.

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.