



32 Thames Street, Box Hill North

Additional information

Land size: 764sqm approx.

General Residential Zone 1 (GRZ1)

Whitehorse Council rates: (ref Sec 32)

Yarra Valley Water rates: (ref Sec 32)

High ceilings

Leadlight windows

Gas ducted heating

Air conditioner

Hardwood timber floorboards under carpet

Updated timber kitchen with Bosch goomm cooker

Bosch dishwasher

Large master bedroom with bay window

Two bedrooms with BIRs

Neat bathroom

Large and bright lounge room

External laundry

Garage

Auction

Saturday 8th December at 2pm

Contact

Julian Badenach – 0414 609 665

Jessica Hellmann – 0411 034 939

Schools

Close proximity to

Kerrimuir Primary School- Molbray St, Box Hill North (1.6km)

St Francis Xavier Catholic Primary- Whitehorse Rd, Box Hill (600m)

Our Lady of Sion- Whitehorse Rd, Box Hill (700m)

Box Hill High School- Whitehorse Rd, Box Hill (1.4km)

Box Hill TAFE- Elgar Rd, Box Hill (1.3km)

Shops

Box Hill Centro- Whitehorse Rd, Box Hill (1.4km)

Kerrimuir Shops- Middleborough Rd, Box Hill North (1.6km)

Blackburn North Shopping Centre- Springfield Rd, Blackburn (2.7km)

Westfield Doncaster- Doncaster Rd, Doncaster (3.6km)

Parks/Rec

Box Hill Gardens- Station St, Box Hill (600m)

Bushy Creek Reserve- Dorking Rd, Box Hill North (850m)

Aqualink Box Hill- Surrey Dr, Box Hill (3km)

Transport

Box Hill train station (1.4km)

Tram 109 Box Hill to Port Melbourne

Bus route 270 – Box Hill to Mitcham via Blackburn North

Bus route 271 – Box Hill to Ringwood via Park Orchards

Bus route 279 – Box Hill to Doncaster SC via Middleborough Rd

Terms

10% deposit, balance 75/90 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 as inspected

Potential rental return

\$460.00 per week

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

32 Thames Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,152,500

House

X

Unit

Suburb

Box Hill North

Period - From 01/07/2018

to

30/09/2018

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	438 Station St BOX HILL 3128	\$1,455,000	04/08/2018
2	24 Bishop St BOX HILL 3128	\$1,410,000	16/06/2018
3	19 Mckean St BOX HILL NORTH 3129	\$1,390,000	04/08/2018

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.



 3  1  1

Rooms: 6

Property Type: House

Land Size: 764 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

September quarter 2018: \$1,152,500

Comparable Properties



438 Station St BOX HILL 3128 (REI)

Agent Comments

 3  1  3

Price: \$1,455,000

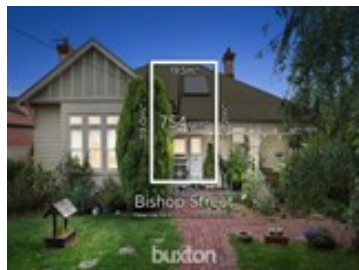
Method: Auction Sale

Date: 04/08/2018

Rooms: 5

Property Type: House

Land Size: 746 sqm approx



24 Bishop St BOX HILL 3128 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,410,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: House (Res)



19 McKean St BOX HILL NORTH 3129 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,390,000

Method: Auction Sale

Date: 04/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 712 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.