



woodards 

18 Violet Grove, Kew East

Additional information

Land Size: 593sqm (approx.)
 Frontage: 22.6m with dual crossover
 Built: c1955
 Water rates: \$180 + usage pq (ref S32)
 Council rates: \$TBAPA (ref S32)
 Newly installed double-glazed windows
 Gas ducted heating
 Polished hardwood timber floors under carpet
 L shaped lounge & dining with wood heater
 Decorative cornices
 Three bedrooms (two with BIRs)
 4 burner gas cooktop & electric oven
 Dishwasher
 Central bathroom with laundry facility
 Powder room
 Linen cupboard
 Gas hot water
 Tandem garage (remote) with workshop
 Fruit trees

Rental Estimate

\$570 per week based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Close proximity to

Schools

Kew East Primary School- Kitchener St, Kew East (1.4km)
 Kew High School- Burke Rd, Kew East (1km)
 Genazzano FCJ College- Cotham Rd, Kew (2.3km)
 MLC- Barkers Rd, Kew (4.4km)
 Xavier College- Barkers Rd, Kew (4km)

Shops

Super IGA- Burke Rd, Balwyn (750m)
 Coles- High St, Kew (2.1km)
 Kew Junction- High St, Kew (3.1km)
 Westfield- Doncaster Rd, Doncaster (7km)
 Victoria Gardens- Victoria St, Richmond (5.1km)

Parks

Stradbroke Park- Harp Rd, Kew East (650m)
 Outer Circle Linear Park- Via First Ave, Kew (500m)
 Hays Paddock- Leason St, Kew East (1km)

Transport

Tram 48- North Balwyn to Docklands
 Bus 302 City to Box Hill
 Bus 304 City to Doncaster

Settlement

10% deposit, 60 days (neg) or any other terms agreed to in writing by the vendor prior to auction

Method

Auction Saturday 20th March at 11am



Julian Badenach
 0414 609 665



Jessica Hellmann
 0411 034 939

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au

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

18 Violet Grove, Kew East Vic 3102

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,840,000

Property Type House

Suburb Kew East

Period - From 01/10/2020

to 31/12/2020

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	39 Cecil St KEW 3101	\$1,880,000	19/12/2020
2	24 Coleman Av KEW EAST 3102	\$1,710,000	13/03/2021
3	20 Birdwood St KEW EAST 3102	\$1,640,000	09/12/2020

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.~~

This Statement of Information was prepared on:

15/03/2021 11:45



 3  1  2

Property Type: House (Res)

Land Size: 599 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2020: \$1,840,000

Comparable Properties



39 Cecil St KEW 3101 (REI)

Agent Comments

 3  1  1

Price: \$1,880,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)



24 Coleman Av KEW EAST 3102 (REI)

Agent Comments

 2  1  1

Price: \$1,710,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 650 sqm approx



20 Birdwood St KEW EAST 3102 (REI)

Agent Comments

 3  2  5

Price: \$1,640,000

Method: Private Sale

Date: 09/12/2020

Property Type: House

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.