



2/19 Moore Road, Vermont

Additional Information

Land size: 234m²
 Council rates: \$1,240
 Owners Corporation: \$330 per quarter year
 Gas ducted heating
 Split system air-conditioning
 Security system
 Window shutters
 Double bedrooms with BIR's
 Ensuite effect bathroom
 Stainless steel 600mm gas cook top
 Stainless steel electric oven
 Dishwasher
 Remote double car garage with under house storage access
 Concrete stumps
 2 x private courtyard gardens
 Very large open plan living area
 Separate laundry with plenty of storage

Potential rental return

\$360-\$420 per week approx.

Deadline Private Sale

Closing Wednesday 6th December at 5pm

Contact

Rachel Waters – 0413 465 746
 Sam Ejtemai – 0449 946 226

Close proximity to

Schools

Vermont Secondary College – Zoned – 800m
 Vermont Primary School – Zoned – 1.6km
 Livingstone Primary School – 3.5km
 Forest Hill Secondary College – 5.8km

Shops

Wantirna Mall – 2.9km
 Vermont South Shopping Centre – 3.3km
 Forest Hill Chase – 4.1km
 Eastland Shopping Centre – 6.7km
 Westfield Knox – 6km

Parks

Campbells Croft Reserve – 1.3km
 Morack Public Golf Course – 2km
 Bellbird Dell – 2km
 Vermont Reserve – 2km

Transport

Bus 738 – Mitcham to Knox City – Moore Rd – 250m
 Bus 742 - Eastland - Chadstone via Vermont South, Glen Waverley, Oakleigh – Moore Rd – 250m
 Bus 901 – Smart Bus – Frankston to Melbourne Airport – Boronia Rd – 2km
 Bus 969 - Night Bus - City - Caulfield - Ferntree Gully Rd - Rowville - Wantirna – Ringwood – Boronia Rd – 2km

Terms

10% deposit, balance 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.

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

2/19 Moore Road, Vermont Vic 3133

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$690,000

House

Unit

X

Suburb Vermont

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	12/8-12 Mcclares Rd VERMONT 3133	\$690,000	28/09/2017
2	10/19-27 Moore Rd VERMONT 3133	\$650,000	31/07/2017
3	28 Tilson Dr VERMONT 3133	\$597,500	23/09/2017

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.~~



 2  1  2

Rooms:

Property Type: Townhouse
(Single)

Land Size: 234 sqm approx

Agent Comments

Comparable Properties



12/8-12 Mcclares Rd VERMONT 3133 (REI)

Agent Comments

 2  1  1

Price: \$690,000

Method: Private Sale

Date: 28/09/2017

Rooms: 3

Property Type: Unit

Land Size: 176 sqm approx



10/19-27 Moore Rd VERMONT 3133 (REI)

Agent Comments

 3  1  1

Price: \$650,000

Method: Private Sale

Date: 31/07/2017

Rooms: 4

Property Type: Townhouse (Res)



28 Tilson Dr VERMONT 3133 (REI)

Agent Comments

 2  1  1

Price: \$597,500

Method: Auction Sale

Date: 23/09/2017

Rooms: 5

Property Type: Townhouse (Res)

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.