



## 2 Campbell Parade, Box Hill South

### Additional Information

Land size: 773m<sup>2</sup> approx.  
 Development Opportunity STCA  
 Character brick façade  
 Ducted heating  
 Air conditioning  
 Gas fireplace to front lounge  
 Generous bedrooms with terrific storage  
 Large backyard  
 Located within the Mt Waverley Secondary School Zone  
 Located close to Deakin University

**Potential rental return**  
 \$400 per week (Currently tenanted)

**Auction**  
 Saturday 27th May at 12:00noon

**Contact**  
 Russell Wheeler 0499 774 983  
 Cameron Way 0418 352 380

### Close proximity to

<b>Schools</b>	Roberts McCubbin Primary School (zoned) – 2.2km Orchard Grove Primary School – 1.7km Mt Waverley Secondary College (zoned) – 2.3km Deakin University – 1.5km
<b>Shops</b>	Wattle Park Shopping Centre – 2.3km Box Hill Centro – 3.6km Burwood One Shopping Centre – 2.0km Chadstone Shopping Centre – 7.6km
<b>Parks</b>	Wurundjeri Wetlands & Orchard Grove Reserve – 750m Gardiners Creek Reserve – 1.3km Box Hill Golf Club – 2.0km Wattle Park – 2.2km
<b>Transport</b>	Bus Route 735 – Box Hill to Nunawading – 200m Bus Route 733 – Oakleigh to Box Hill – 600m Riversdale Road Tram – 2.5km Laburnum Train Station – 3.1km

**Agent's Estimate Of Selling Price**  
 \$1,200,000 - \$1,320,000

**Council Capital Improved Value (CIV)**  
 \$TBA

**Terms**  
 10% deposit, balance 60/90 days (negotiable) 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.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 766  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,320,000  
**Median House Price**  
 March quarter 2017: \$1,406,000

## Comparable Properties



**1160 Riversdale Rd BOX HILL SOUTH 3128 (REI)**



**Price:** \$1,320,000  
**Method:** Sold Before Auction  
**Date:** 07/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 719 sqm

Agent Comments

Slightly renovated home on busier road with great views



**22 Cornfield Gr BOX HILL SOUTH 3128 (REI/VG)**



**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 19/12/2016  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 604 sqm

Agent Comments

Slightly less land in superior position



**58 Kitchener St BOX HILL SOUTH 3128 (REI/VG)**



**Price:** \$1,316,000  
**Method:** Sold Before Auction  
**Date:** 02/12/2016  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 696 sqm

Agent Comments

Very close location on smaller land, with nicely renovated home

## 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 Campbell Parade, Box Hill South Vic 3128

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

Range between \$1,200,000 &amp; \$1,320,000

**Median sale price**

Median price \$1,406,000

House X

Suburb Box Hill South

Period - From 01/01/2017 to 31/03/2017

Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1160 Riversdale Rd BOX HILL SOUTH 3128	\$1,320,000	07/04/2017
22 Cornfield Gr BOX HILL SOUTH 3128	\$1,210,000	19/12/2016
58 Kitchener St BOX HILL SOUTH 3128	\$1,316,000	02/12/2016

## **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.