



woodards 

2/17 Lexton Road, Box Hill North

Additional information

Timber flooring
Open plan kitchen meals area
Ducted heating
Split system heating/cooling
Downstairs bedroom with ensuite and WIR
BIRs in bedrooms
Large private undercover alfresco
Separate laundry with external access
Double garage with internal access
Low maintenance easy living

Rental Estimate

\$550 - \$600 per week based on current market conditions

Chattels

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

Close proximity to

Schools

Kerrimuir Primary – zoned 1.3km
Box Hill High – zoned 1.9km
Our Lady of Sion 1km
Blackburn High 1.6km

Shops

Box Hill Central 1.5km
Kerrimuir Village 1km
North Blackburn Shopping Centre 2.3km
Westfield Doncaster 3.6km

Parks & Amenities

Springfield Park & Playground 650m
Box Hill Hospital & Eastern Epworth 1.7km
Halligans Reserve 750m
Bushy Creek Trail 650m

Transport

Box Hill Train Station 1.7km
Bus 270 Box Hill – Mitcham via Blackburn North
Bus 279 Box Hill – Docaster SC via Middleborough Rd
Bus 903 Altona – Mordialloc 200m
Eastern Freeway, Box Hill North 2.2km

Settlement

30/60/90 days or any other such terms that have been agreed to in writing by the vendor



Cameron Way
0418 352 380



Jackie Mooney
0401 137 901

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

2/17 Lexton Road, Box Hill North Vic 3129

Indicative selling price

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

Single price

\$965,000

Median sale price

Median price

\$1,150,000

Property Type

Townhouse

Suburb

Box Hill North

Period - From

30/12/2020

to

29/12/2021

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	3/36 Windella Qdmt DONCASTER 3108	\$1,003,600	22/07/2021
2	13 Shirley Ct DONCASTER EAST 3109	\$990,000	07/08/2021
3	2/492 Middleborough Rd BLACKBURN 3130	\$960,000	10/12/2021

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:

30/12/2021 11:44



 3  - 

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$965,000

Median Townhouse Price

30/12/2020 - 29/12/2021: \$1,150,000

Comparable Properties



3/36 Windella Qdrnt DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,003,600

Method: Private Sale

Date: 22/07/2021

Property Type: Townhouse (Res)

Land Size: 282 sqm approx



13 Shirley Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  1  1

Price: \$990,000

Method: Auction Sale

Date: 07/08/2021

Property Type: Townhouse (Res)

Land Size: 307 sqm approx



2/492 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$960,000

Method: Sold Before Auction

Date: 10/12/2021

Property Type: Townhouse (Res)

Land Size: 181 sqm approx

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111

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 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.