



**woodards** 

## 51A Kalinda Road, Ringwood

### Additional information

Main bedroom offers a sizable WIR  
2<sup>nd</sup> bedroom has BIR  
Generous & bright lounge with easterly aspect  
Stunning views of the mountains  
Practical kitchen with quality appliances & meals area  
Attractive bathroom with shower upgrade  
Separate toilet  
Laundry  
Well sized rear garden  
Ducted heating  
Split system cooling  
Rainwater tank  
Double carport

### Auction

Saturday 22<sup>nd</sup> February at 11am

### Rental Estimate

\$350-\$370 per week (approx.)

### Settlement

10% deposit, balance 30/60 days or other such terms the vendor has agreed to in writing prior to auction

Agent's Estimate of Selling Price \$500,000 - \$550,000

### Close proximity to ...

#### Schools

Kalinda Primary School (zoned – 80m)  
Ainslie Parklands Primary School - (1.6km)  
Melba Secondary College (zoned – 1.6km)  
Norwood Secondary College (3.1km)

#### Shops

Eastland Shopping Centre (3.9km)  
Woolworth Croydon (3.6km)  
Coles Mitcham (7.9km)  
Knox City Shopping Centre (12.8km)

#### Parks

Kalinda Urban Forest (400m)  
Montanus Reserve (400m)  
Douglas Maggs Reserve (1.5km)

#### Transport

Croydon Train Station (3.5km)  
Ringwood Train Station (4.8km)  
Bus Route 380 Ringwood - Croydon Loop  
Bus Route 670 Ringwood - Lilydale via Croydon & Chirnside Park

### Chattels

All fixed floor coverings, window furnishings and light fittings.



**Mark Johnstone**  
0417 377 916



**Julian Badenach**  
0414 609 665

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

51A Kalinda Road, Ringwood Vic 3134

### Indicative selling price

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

Range between \$500,000

&

\$550,000

### Median sale price

Median price \$520,000

Property Type Unit

Suburb Ringwood

Period - From 30/01/2019

to

29/01/2020

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	1/2-4 Sandgate Av CROYDON 3136	\$525,000	05/12/2019
2	8/21-23 Cutts Av CROYDON 3136	\$515,000	22/01/2020
3	2/5 Stirling Rd CROYDON 3136	\$493,000	12/12/2019

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:

30/01/2020 16:28



 2  1  1

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**1/2-4 Sandgate Av CROYDON 3136 (REI)**

Agent Comments

 2  1  1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 05/12/2019

**Property Type:** Unit

**Land Size:** 175 sqm approx



**8/21-23 Cutts Av CROYDON 3136 (REI)**

Agent Comments

 2  1  1

**Price:** \$515,000

**Method:** Private Sale

**Date:** 22/01/2020

**Rooms:** 3

**Property Type:** Unit



**2/5 Stirling Rd CROYDON 3136 (REI)**

Agent Comments

 2  1  1

**Price:** \$493,000

**Method:** Private Sale

**Date:** 12/12/2019

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 145 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 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 [jpiccio@woodards.com.au](mailto:jpiccio@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 (a) you may not be permitted to attend an open for inspection; and (b) 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.