

woodards w

42 Studley Street, Mulgrave

Additional information

Ducted heating North facing front

Potential to develop townhouses (STCA)

Wellington Secondary College

Multiple living spaces

Rental Estimate

\$500 per week based on current market conditions

Chattels

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

Settlement

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

Close proximity to

Schools Wellington Secondary College 850 metres

Albany Rise Primary 1.2KM Springvale Rise Primary 1.3KM

Shops IKEA 2.3KM

Bunnings 1.3KM

Waverley Garden Shopping Centre 2.5KM

Goodguys 1.3KM

Transport Springvale Train Station 3.4KM

Wanda St Bus route 885 (Glen Waverley - Springvale via

Wanda Street) 170M

Caesar St Bus route 631, 813, 814, 978 - 350M

(631 Southland - Waverley Gardens via Clayton & Monash Uni)

(813 Dandenong - Waverley Gardens SC)

(814 Springvale South - Dandenong via Waverley Gardens

Shopping Centre & Springvale)

(978 Clayton Station - Dandenong Station via Mulgrave)

Parks Edinburgh Reserve – 800m

Knell Street Reserve – 600m Wellington Reserve 900m



Alex Chu 0423 300 321



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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.

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	42 Studley Street, Mulgrave Vic 3170
Including suburb and	
postcode	

Indicative selling price

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

Range between \$950,000	&	\$1,045,000
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Median sale price

Median price \$1,056,000	Property Type	House	Suburb Mulgrave
Period - From 01/07/2021	to 30/09/2021	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

Address of comparable property		Price	Date of sale
1	9 Bertrand Av MULGRAVE 3170	\$1,070,000	19/11/2021
2	7 Caesar St MULGRAVE 3170	\$1,050,000	26/06/2021
3	2 Omeo Ct MULGRAVE 3170	\$950,000	04/12/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/12/2021 16:35





Alex Chu 03 9894 1000 0423 300 321 achu@woodards.com.au

Indicative Selling Price \$950,000 - \$1,045,000 **Median House Price**

September quarter 2021: \$1,056,000





Property Type: House (Previously Occupied - Detached)

Land Size: 734 sqm approx

Agent Comments

Comparable Properties



9 Bertrand Av MULGRAVE 3170 (REI)





(2)

Price: \$1.070.000

Method: Sold Before Auction

Date: 19/11/2021

Property Type: House (Res) Land Size: 642 sqm approx **Agent Comments**



7 Caesar St MULGRAVE 3170 (REI/VG)

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Price: \$1.050.000 Method: Auction Sale Date: 26/06/2021

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments



2 Omeo Ct MULGRAVE 3170 (REI)



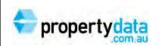


Price: \$950,000 Method: Auction Sale Date: 04/12/2021

Property Type: House (Res) Land Size: 715 sqm approx **Agent Comments**

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.