



**woodards** 

## 17 Kenman Close, Templestowe

### Additional information

Council Rates: TBC  
Water Rates TBC  
4 large bedrooms  
Master with Ensuite and WIR  
Study  
Formal living  
Open plan kitchen/meals/family  
Great natural light  
Low maintenance outdoor area  
Gas ducted heating  
Air conditioning  
Double Garage (if temporary 4th bedroom is removed)

### Rental Estimate

\$620-650 per week based on current market conditions

### Chattels

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

### Close proximity to

#### Schools

Templestowe Park Primary School- Zoned- (440m)  
Serpell Primary School- (1.48km)  
Templestowe College-Zoned (2.07km)  
East Doncaster Secondary College- (2.75km)

#### Shops

Templestowe Village-(2.6km)  
The Pines Shopping Centre- (2.7km)  
Macedon Plaza- (4.5km)  
Westfield Doncaster- (4.8km)

#### Parks

Pettys Reserve (1.3km)  
Templestowe Reserve (1.5km)  
Westerfolds Park - (2.8km)  
Ruffey Lake Park- (2.3km)

#### Transport

Laburnum train station (7.8km)  
Bus 280 Manningham Loop via Tunstall Square  
Bus 309 Donvale via Reynolds Rd  
Bus 901 Frankston - Melbourne Airport

#### Settlement

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



**Luke Banitsiotis**  
0402 261 116



**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

17 Kenman Close, Templestowe Vic 3106

### Indicative selling price

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

Range between

\$800,000

&

\$880,000

### Median sale price

Median price

\$1,701,000

Property Type

House

Suburb

Templestowe

Period - From

15/11/2021

to

14/11/2022

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	32 Kenman CI TEMPLESTOWE 3106	\$950,000	02/06/2022
2	3/55 Wood St TEMPLESTOWE 3106	\$845,000	14/10/2022
3	4/224 Williamsons Rd DONCASTER 3108	\$792,000	24/10/2022

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:

15/11/2022 17:21



**Property Type:** House (Res)

**Land Size:** 300 sqm approx

**Agent Comments**

## Comparable Properties



**32 Kenman CI TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**



**Price:** \$950,000

**Method:** Private Sale

**Date:** 02/06/2022

**Property Type:** House (Res)

**Land Size:** 307 sqm approx



**3/55 Wood St TEMPLESTOWE 3106 (REI)**

**Agent Comments**



**Price:** \$845,000

**Method:** Private Sale

**Date:** 14/10/2022

**Property Type:** Unit

**Land Size:** 215 sqm approx



**4/224 Williamsons Rd DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$792,000

**Method:** Private Sale

**Date:** 24/10/2022

**Property Type:** Unit

**Land Size:** 309 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 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.