



woodards 

1/273-275 Colchester Road Kilsyth South

Additional information

Council rates: \$1,430.90 p/a
 Owners Corporation fees: \$1,120 p/a
 Gas ducted heating
 Wall air-conditioning
 Ceiling fan
 BIR's for both bedrooms
 Linen cupboard
 European laundry
 Carpet (approx. 3 yrs old)
 VALI dishwasher (new)
 CHEF 600mm gas cook top
 600mm electric oven
 Single carport with auto door
 Entertaining deck
 Courtyard

Chattels

All fixed floor coverings and fixed light fittings as inspected

Rental Estimate

\$350 - \$380 per week approx.

Close proximity to

Schools Bayswater North Primary School – zoned (850m)
 Boronia Heights Primary School (2.5km)
 Boronia K-12 College - zoned (3.8km)
 Bayswater Secondary College (5.3km)

Shops Woolworth Kilsyth South (800m)
 The Good Guys – Bayswater North (3.1km)
 IGA Alchester – Boronia (2.1km)

Parks Chandra Avenue Reserve (650m)
 Marraroo Close Reserve (400m)
 Bungalook Conservation Reserves (700m)

Transport Bus 679 Chirnside Park Shopping Centre - Ringwood
 Bus 690 Croydon - Boronia via Kilsyth & Kilsyth South

Terms

10% deposit, 30/60/90 days or other such terms the vendor has agreed to in writing prior

Method

Deadline Private Sale closing Wednesday 7 April at 5pm



Rachel Waters
 0413 465 746



Julian Badenach
 0414 609 665

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

1/273-275 Colchester Road, Kilsyth South Vic 3137

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$890,000

Property Type House

Suburb Kilsyth South

Period - From 01/01/2020

to 31/12/2020

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	2/478 Dorset Rd BORONIA 3155	\$540,000	18/12/2020
2			
3			

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:

03/03/2021 15:52



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Property Type: Unit

Land Size: 183 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

Year ending December 2020: \$890,000

Comparable Properties



2/478 Dorset Rd BORONIA 3155 (REI/VG)

Agent Comments

 2  1  1

Price: \$540,000

Method: Private Sale

Date: 18/12/2020

Rooms: 4

Property Type: Unit

Land Size: 194 sqm approx

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.

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.