## woodards



### 3 Maurice Avenue, Ringwood

### Additional Information

### Close proximity to

	-	-
Land size: 670sqm approx.	Schools	Great Ryrie Primary School (Zoned) – 1.9km
4 bedroom		Ringwood Secondary College (Zoned) – 2.1km
Front lounge		Eastwood Primary School – 3.8km
Kitchen with quality appliances		Antonio Park Primary School — 2.2km
High ceiling	Shops	Eastland Shopping Centre – 1.3km
Ducted heating/cooling		Costco Wholesale- 1.6km
Walk in laundry		Knox City Shopping Centre–7.3km
Large shed		Forest Hill Chase – 6.6km
Great outdoor entertaining area		
Double carport	Parks	Proclamation Park – 800m
		Jubilee Park – 1.1km
Potential rental return		Greenwood Park – 1.2km
\$550.00-\$600.00 per week		Heatherdale Reserve— 2.5 km
	Transport	Bus route 742 - Eastland - Chadstone via Vermont South, Oakleigh
		Bus route 901 - Frankston - Melbourne Airport – Smart bus
		Ringwood train station – 1.1km
		Heatherdale train station – 1.2 km
		Eastern Freeway & Eastlink
Private Sale \$949,000		t, balance 60/90 days or other such terms that the vendors have
Contact	agreed to ir	n writing.

### **Contact** Demi Liu 0434 192 556 Cameron Way 0418 352 380

Chattels All fixed floor coverings, window furnishings and light fittings.

Blackburn 100 South Parade 9894 1000

### 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

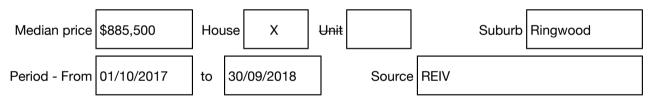
3 Maurice Avenue, Ringwood Vic 3134

### Indicative selling price

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

Single price \$949,000

### Median sale price



### 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	25 Reserve Av MITCHAM 3132	\$990,000	05/10/2018
2	1 Buxton Rd MITCHAM 3132	\$982,000	21/09/2018
3	2 Walwa St MITCHAM 3132	\$915,000	11/08/2018

### 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.

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

propertydata

### Generated: 12/11/2018 09:27

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: House (Res) Land Size: 670 sqm approx Agent Comments

**Indicative Selling Price** \$949,000 Median House Price Year ending September 2018: \$885,500

### **Comparable Properties**



**6** 2 - 4 1 Price: \$990.000

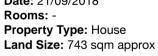
Method: Sold Before Auction Date: 05/10/2018 Rooms: 5 Property Type: House (Res) Land Size: 642 sqm approx

1 Buxton Rd MITCHAM 3132 (REI)

Agent Comments



**6** 2 **1** 3 Price: \$982,000 Method: Private Sale Date: 21/09/2018





2 Walwa St MITCHAM 3132 (REI/VG)



ά. **-** 3

Agent Comments

Agent Comments

Price: \$915,000 Method: Private Sale Date: 11/08/2018 Rooms: 4 Property Type: House (Res) Land Size: 667 sqm approx

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# woodards

### **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.