



woodards 

74 Cuthbert Street, Heathmont

Additional information

Council Rates: \$TBA (refer Section 32)
 Water Rates: \$180pq +usage (refer Section 32)
 Land size: 548sqm approx.
 Ducted heating
 Reverse cycle cooling
 Open fireplace
 3 expansive living areas
 Master bedroom with WIR
 Three bedrooms with BIR'S
 Abundance of storage throughout
 Brand new deck/ entertainment area
 Carport
 Rain water tank
 Garden Shed

Rental Estimate

\$500 circa per week based on current market conditions

Chattels

All fixed floor coverings and fixed light fittings as inspected

Close proximity to

Schools

Marlborough Primary School zoned – 650m
 Heathmont College zoned – 850m
 Heathmont East Primary School– 2.6km
 Bayswater Secondary College- 2.9km

Shops

Heathmont Shopping Centre - 1km
 Eastland Shopping Centre– 2.8km
 Wantirna Shopping Mall- 2.7km
 Mountain High Shopping Centre-3.4km
 Knox Westfield Shopping Centre-5.1km

Parks

Heathmont Reserve- 2m
 Jubilee Park- 1.3km
 Ringwood Golf Course- 1.1km
 Proclamation Park– 2.4km

Transport

Heathmont Station- 1.1km
 Bus 779 City Chirnside Park- Ringwood
 Bus 901 Smart Bus Service Melbourne Airport- Frankston

Terms

10% deposit, balance 30/60/90 days

Method

Auction 17th of July 10am



Luke Banitsiotis
 0402 261 116



Grace- Ellen Gully
 0415 201 198

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

74 Cuthbert Street, Heathmont Vic 3135

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,045,000

Property Type House

Suburb Heathmont

Period - From 01/01/2021

to 31/03/2021

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	Price	Date of sale
1	43a Coven Av HEATHMONT 3135	\$860,000	24/05/2021
2	4 City Rd RINGWOOD 3134	\$900,000	19/01/2021
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:

29/06/2021 16:08



Property Type:

Divorce/Estate/Family Transfers

Land Size: 547 sqm approx

Agent Comments

Comparable Properties



43a Coven Av HEATHMONT 3135 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 24/05/2021

Property Type: House

Land Size: 520 sqm approx



4 City Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$900,000

Method: Sold Before Auction

Date: 19/01/2021

Property Type: House (Res)

Land Size: 588 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 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.