



14 Frances Avenue Vermont

Additional Information

Land size: 1022 sqm (approx.)
 Located in the acclaimed Vermont Secondary College Zone
 Single level wonder
 4 bedrooms + study
 2 bathrooms
 Colourful and vibrant front garden
 Large manicured garden at the rear
 Quality timber floors
 Generous formal lounge with gas log fireplace
 Formal dining
 Family room with wood fireplace
 Casual meal zone & versatile retreat
 Renovated kitchen including soft closing drawers, trendy pendant lighting hanging over the timber island bench and stainless steel Miele & Asko appliances
 Master bedroom with WIR & ensuite
 Refurbished bathroom with chic wall tiles & rain shower
 Sizable undercover alfresco entertaining deck
 Generous front covered veranda with garden view
 2 courtyard areas
 Skylit study
 Large laundry
 Ducted heating & evaporative cooling
 Well sized workshop/studio
 Double carport

Potential rental return

\$600.00 - \$625 per week approx.

Private Sale

Contact

Mark Johnstone— 0417 377 916
 Rachel Waters— 0413 465 746

Close proximity to

Schools

Vermont Primary School – Zoned – 600m
 Vermont Secondary College – Zoned – 1.2km
 St James Primary School – 1.7km
 Parkmore Primary School – 2.9km
 Emmaus College – 3.5km

Shops

Woolworths Vermont – 1.4km
 Forest Hill Chase Shopping Centre – 3.0km
 Nunawading Home HQ & Brand Smart – 3.9km
 Mitcham Shopping Centre – 2.9km
 Vermont South Shopping Centre – 3.2km
 Eastland Shopping Centre – 5.2km

Parks

Vermont Reserve – 900m
 Buckanbe Park – 1.0km
 Adrian Danaher Reserve – 1.4km
 Stephens Reserve – 1.1km

Transport

Mitcham Station – 2.5km
 Nunawading Station – 3.7km
 Bus 738 - Mitcham - Knox City via Knox Private Hospital, Wantirna Secondary College
 Bus 736 - Mitcham - Blackburn via Vermont South, Glen Waverley, Forest Hill

Terms

10% deposit, balance 30/60/120 days or other such terms that the vendors have agreed to in writing.

Chattels

All fixed floor coverings, window furnishings and light fittings.

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

14 Frances Avenue, Vermont Vic 3133

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,290,000

Median sale price

Median price \$990,000

House

X

Unit

Suburb Vermont

Period - From 01/01/2018

to

31/12/2018

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 | 9 Hayward Ct VERMONT 3133 | \$1,310,000 | 08/11/2018 |
| 2 | 149 Mount Pleasant Rd FOREST HILL 3131 | \$1,260,000 | 29/08/2018 |
| 3 | 12 Will St FOREST HILL 3131 | \$1,255,000 | 19/11/2018 |

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.



 4  2 

Rooms:
Property Type: House
Land Size: 1022 sqm approx
Agent Comments

Indicative Selling Price
 \$1,290,000

Median House Price
 Year ending December 2018: \$990,000

Comparable Properties



9 Hayward Ct VERMONT 3133 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,310,000
Method: Private Sale
Date: 08/11/2018
Rooms: 7
Property Type: House
Land Size: 862 sqm approx



149 Mount Pleasant Rd FOREST HILL 3131 (REI)

Agent Comments

 3  3  2

Price: \$1,260,000
Method: Sold Before Auction
Date: 29/08/2018
Rooms: 8
Property Type: House (Res)



12 Will St FOREST HILL 3131 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,255,000
Method: Private Sale
Date: 19/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 785 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.