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284 Springvale Road Forest Hill

Additional information	Close proximity to		
Executors Auction	Schools	Mount Pleasant Road Primary School (zoned)—1.0km	
Land size: 1,225sqm approx.		Forest Hill College (zoned) — 2.7km	
Zoning: NRZ3		Blackburn Lake Primary School — 1.2km	
Development opportunity		Blackburn High School – 4.9km	
New home site			
Flat block of land	Shops	Forest Hill Chase Shopping Centre — 1.1km	
Open fireplace		HQ Shopping Centre & Brand Smart Premium Outlet – 1.7km	
Functional kitchen		Bunnings Nunawading — 2.1km	
Large single carport		Vermont South Shopping Centre –4.okm	
Plenty of off street parking			
Close vicinity to Blackburn Lake	Parks	Wren Close Reserve – o.4km	
Easy access to transport and shops		Glen Valley Road Reserve – o.6km	
		Blackburn Lake Sanctuary – 1.5km	
		Forest Hill Reserve – o.8km	
	Transport	Nunawading Train Station — 1.1km	
	Potential rental return Bus Route 7 Bus Route 7 Bus Route 7	Bus Route 735 - Box Hill to Nunawading	
\$300 - \$340 per week		Bus Route 902 – Chelsea to Airport West	
+500 +540 per week	-		
Private Sale \$869,000	10% deposit	Terms 10% deposit, balance 30/60 days (negotiable) or other such terms that the vendors have agreed to in writing prior to the commencement of the auction	
Contact Christine Bafas 0427 835 610 Cameron Way 0418 352 380	Chattels All fixed floo inspected	r coverings and electric light fittings & window furnishings as	



Christine Bafas 9894 1000 0427 835 610 cbafas@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

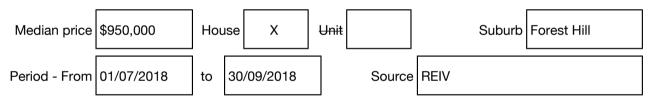
284 Springvale Road, Forest Hill Vic 3131

Indicative selling price

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

Single price \$869,000

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	548 Springvale Rd FOREST HILL 3131	\$885,000	28/07/2018
2	298 Springvale Rd FOREST HILL 3131	\$880,000	01/07/2018
3	428 Springvale Rd FOREST HILL 3131	\$792,000	14/07/2018

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.

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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: 1221 sqm approx Agent Comments Indicative Selling Price \$869,000 Median House Price September quarter 2018: \$950,000

Comparable Properties

548 Springvale Rd FOREST HILL 3131 (REI/VG) 1994 4 1995 2 1995 2	Agent Comments
Price: \$885,000 Method: Auction Sale Date: 28/07/2018 Rooms: - Property Type: House (Res) Land Size: 683 sqm approx	_
298 Springvale Rd FOREST HILL 3131 (VG) 3	Agent Comments
Price: \$880,000 Method: Sale Date: 01/07/2018 Rooms: - Property Type: House (Res) Land Size: 627 sqm approx	
428 Springvale Rd FOREST HILL 3131 (REI/VG) → 3 → 1 → 3 Price: \$792,000 Method: Auction Sale Date: 14/07/2018 Rooms: - Property Type: House (Res) Land Size: 586 sqm approx	Agent Comments

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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.