



2/33 Lionel Crescent, Croydon

Additional information

Land size: 217 sqm approx.

Maroondah council rates: \$1,320.65 pa

Yarra Valley Water rates: \$714.61 plus usage

Owners Corporation: \$702.97 pa

Gas ducted heating

Reverse cycle units (x2)

4 burner gas cooktop

Electric oven

Main bedroom with WIR & semi ensuite effect

Private courtyard off main bedroom

Two separate living areas

Large outside decking area

External sunblinds

Single garage

Potential rental return

\$375 per week

Chattels

All fixed floor coverings, window furnishings and light fittings as inspected

Terms

10% deposit, balance 30/60 days

Deadline Private Sale

Closing Wednesday 14th March at 5pm
(Unless sold prior)

Close proximity to

Schools

Brentwood Park Kindergarten – Mandowie Cres, Croydon (500m)

Ruskin Park Primary School- Ruskin Ave, Croydon (1.2km)

Yarra Hills Secondary College- Reay Rd, Mooroolbark (1.4km)

Billanook College- Cardigan Rd, Mooroolbark (3.7km)

Swinburne Croydon- Norton Rd, Croydon (2.7km)

Shops

Mooroolbark Shopping strip- Brice Ave, Mooroolbark (1.4km)

Chirnside Park Shopping Centre- Maroondah Hwy, Chirnside Park (4.7km)

Arndale Civic Shopping Centre- Mt Dandenong Rd, Croydon (2.6km)

Parks/ Recreational

Kilsyth Centenary Pool- Hawthory Rd, Kilsyth (1.5km)

Goodlife Health Club- Manchester Rd, Mooroolbark (1km)

Charles Allen Reserve- Lionel Cres, Croydon (290m)

Lilydale Lake- Swansea Rd, Lilydale (7.8km)

Transport

Mooroolbark station (1.4km)

Bus 689 Croydon - Montrose

Contact

Sam Ejtemai 0449 946 226

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

2/33 Lionel Crescent, Croydon Vic 3136

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

Range between \$550,000

&

\$590,000

Median sale price

Median price \$573,000

House

Unit

X

Suburb Croydon

Period - From 01/10/2017

to

31/12/2017

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	1/88-90 Lincoln Rd CROYDON 3136	\$613,000	30/01/2018
2	5/14-16 Surrey Rd.W CROYDON 3136	\$563,000	21/10/2017
3	1/134 Hull Rd CROYDON 3136	\$550,000	11/11/2017

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.



 3  1  1

Rooms:

Property Type: Unit

Land Size: 217 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

December quarter 2017: \$573,000

Comparable Properties



1/88-90 Lincoln Rd CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$613,000

Method: Private Sale

Date: 30/01/2018

Rooms: 4

Property Type: Unit

Land Size: 318 sqm approx



5/14-16 Surrey Rd.W CROYDON 3136 (REI)

Agent Comments

 3  1  1

Price: \$563,000

Method: Private Sale

Date: 21/10/2017

Rooms: 4

Property Type: Unit

Land Size: 427 sqm approx



1/134 Hull Rd CROYDON 3136 (VG)

Agent Comments

 3  -  -

Price: \$550,000

Method: Sale

Date: 11/11/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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.