



18 Kangerong Road, Box Hill

Additional Information

Land size: 920 sqm (approx.)
 Elevated allotment
 No Heritage overlay
 12' ceiling height
 Baltic pine floors
 Period features throughout
 Open fireplaces
 Ducted vacuum
 Alarm
 Tuscan inspired backyard
 Paved alfresco dining area
 Ducted heating
 Refrigerated air-conditioning
 Double carport
 Development opportunity (STCA)

Rental Appraisal

\$520-\$560 per week

Auction

Saturday 8th September at 2pm

Contact

Cameron Way – 0418 352 380
 Christine Bafas – 0427 835 610

Close proximity to

School	Our Lady of Sion College – (Zoned) – 400m
	Box Hill High School – (Zoned) – 1.1km
	Laburnum Primary School – (Zoned) – 2.1km
	Kerrimuir Primary School – 2.4km
	Koonung Secondary College – 2.7km
Shop	Box Hill Central – 700m
	North Blackburn Shopping Centre – 3.2km
	Belmore Road Shopping & Coles – 3.6km
	Balwyn Shopping Centre – 4.1km
	Westfield Doncaster – 4.2km
Park	Box Hill Gardens – 800m
	Whitehorse Reserve – 1km
	Box Hill City Oval – 1.3km
	Springfield Park – 1.8km
Transport	Box Hill Train Station – 700m
	Bus Route 612 – Box Hill to Chadstone via Surrey Hills – 500m
	Bus Route 903 – Altona to Mordialloc - Whitehorse Rd – 500m
	Bus Route 270 – Box Hill to Mitcham via Blackburn North – 750m

Terms

10% deposit, balance 30/60/90 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

Chattels

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

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

18 Kangerong Road, Box Hill Vic 3128

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,700,800

House

X

Unit

Suburb Box Hill

Period - From 01/07/2017

to

30/06/2018

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	31 Birdwood St BOX HILL SOUTH 3128	\$2,150,000	12/05/2018
2	4 Loddon St BOX HILL NORTH 3129	\$2,150,000	05/05/2018
3	36 Ashted Rd BOX HILL 3128	\$2,128,888	03/03/2018

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.



 3-4  1  2

Rooms:

Property Type: House

Land Size: 920 sqm approx

Agent Comments

Comparable Properties



31 Birdwood St BOX HILL SOUTH 3128 (REI)

Agent Comments

 4  2  3

Price: \$2,150,000

Method: Private Sale

Date: 12/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 920 sqm approx



4 Loddon St BOX HILL NORTH 3129 (REI)

Agent Comments

 5  3  2

Price: \$2,150,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: House (Res)



36 Ashted Rd BOX HILL 3128 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,128,888

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: House (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.