



## 29 Botanica Drive, Chirnside Park

### Additional Information

Land size: 420sqm (approx.)

Contemporary Style

Low Maintenance Living

Cloverlea Estate

Multiple living spaces

Stainless steel appliances

WIR & Ensuite to main bedroom

BIR's to bedrooms

Rear garden courtyard

Timber floors

Ducted heating

Reverse cycle cooling

Celing fans

Video intercom & alarm

Double remote garage

### Potential rental return

\$440.00 - \$465.00 per week approx.

**Private Sale: \$725,000.**

### Contact

Christine Bafas – 0427 835 610

Cameron Way – 0418 352 380

### Close proximity to

#### Schools

Lilydale West Primary School – Zoned – 1.6km

Chirnside Park Pre-School – 1.7km

Chirnside Park Primary School – 3.4km

Lilydale Heights College – Zoned – 1.1km

#### Shops

Lilydale Marketplace – 3.2km

Chirnside Park Shopping Centre – 3.6km

Mooroolbark Terrace Shopping Centre – 5.8km

Canterbury Gardens Shopping Centre – 10km

Eastland Shopping Centre – 13km

#### Parks

Chirnside Park Country Club – 900m

Old Pound Reserve – 1.2km

Melba Park – 3.6km

#### Transport

Bus Route 677 – Switchbank Rd – 1km

Bus 670 – Sheppards Lane – 2km

Bus 679 – Sheppards Lane – 2km

Bus 683 – Sheppards Lane – 2km

Lilydale Train Station – 3km

### Council Capital Improved Value

\$TBA

### Terms

10% deposit, balance 30/60 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.

## 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

29 Botanica Drive, Chirnside Park Vic 3116

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$725,000

#### Median sale price

Median price

\$770,001

House

X

Unit

Suburb

Chirnside Park

Period - From

01/07/2017

to

30/09/2017

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	14 Dalray PI LILYDALE 3140	\$731,500	29/06/2017
2	60 Kingswood Dr CHIRNSIDE PARK 3116	\$730,000	01/09/2017
3	32 Churchill Dr MOOROOLBARK 3138	\$730,000	25/05/2017

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.~~

Christine Bafas

9894 1000

0427 835 610

cbafas@woodards.com.au

**Indicative Selling Price**

\$725,000

**Median House Price**

September quarter 2017: \$770,001



 3  2  2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 420 sqm approx

**Agent Comments**

## Comparable Properties



**14 Dalray PI LILYDALE 3140 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$731,500

**Method:** Private Sale

**Date:** 29/06/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 682 sqm approx



**60 Kingswood Dr CHIRNSIDE PARK 3116 (REI)** **Agent Comments**

 4  2  2

**Price:** \$730,000

**Method:** Auction Sale

**Date:** 01/09/2017

**Rooms:** -

**Property Type:** House



**32 Churchill Dr MOOROOLBARK 3138 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$730,000

**Method:** Sold Before Auction

**Date:** 25/05/2017

**Rooms:** 6

**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](mailto: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.