



14 Patricia Street, Box Hill

Additional Information

Land: 989 sqm approx
 Located in the acclaimed Box Hill High School Zone
 Fantastic residential opportunity
 Sizable living room with fireplace and ornate ceiling rose
 Spacious kitchen and meals zone
 Three bedrooms
 Bathroom enjoys a bidet along with a separate toilet
 Immense rear garden is filled with mature fruit trees as well as space for a large veggie garden
 Courtyard
 Laundry
 Ducted heating
 Reverse cycle cooling
 Shed
 Single carport
 Double garage

Potential rental return

\$440.00-\$465.00 per week

Auction

Saturday 16th February at 3pm

Contact

Mark Johnstone 0417 377 916
 Russell Wheeler 0499 774 983

Close proximity to

Schools Roberts McCubbin Primary School – Zoned – 1.3km
 Box Hill High School – Zoned – 1.9km
 Kingswood College – 1.4km
 Laburnum Primary School – 1.6km

Shops Box Hill Central– 1.3km
 Westfield Doncaster – 4.8km
 Forest Hill Shopping Centre – 4.0km

Parks Surrey Park – 1.0km
 RHL Sparks Reserve – 1.5km
 Victoria Rose Reserve– 1.0km

Transport Box Hill Central – 1.3km
 Laburnum Station – 2.2km
 Bus 732 - Box Hill - Upper Ferntree Gully via Vermont
 South, Knox City, Mountain Gate
 Bus 735 - Box Hill to Nunawading
 Bus 903 - Altona - Mordialloc (SMARTBUS Service)

Terms

10% deposit, balance 30/60/90 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

Section 47AF of the Estate Agents Act 1980



14 PATRICIA STREET, BOX HILL, VIC 3128  3  1  3

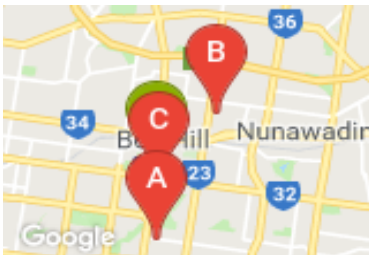
Indicative Selling Price

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

Price Range: \$1,250,000 to \$1,375,000

Provided by: Ian Stewart, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



BOX HILL, VIC, 3128

Suburb Median Sale Price (House)

\$614,000

01 October 2018 to 31 December 2018

Provided by: 

COMPARABLE PROPERTIES

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.



26 ELEY RD, BURWOOD, VIC 3125

 3  1  2

Sale Price

\$1,370,000

Sale Date: 27/10/2018

Distance from Property: 2km



19 DIXON GR, BLACKBURN, VIC 3130

 3  2  2

Sale Price

\$1,370,000

Sale Date: 17/11/2018

Distance from Property: 2.3km



3 ARCADIA ST, BOX HILL SOUTH, VIC 3128

 3  2  2

Sale Price

\$1,360,000

Sale Date: 19/09/2018

Distance from Property: 346m



This report has been compiled on 01/02/2019 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

14 PATRICIA STREET, BOX HILL, VIC 3128

Indicative selling price

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

Price Range:

\$1,250,000 to \$1,375,000

Median sale price

Median price

\$614,000

House

☒

Unit

☐

Suburb

BOX HILL

Period

01 October 2018 to 31 December 2018

Source



Comparable property sales

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

26 ELEY RD, BURWOOD, VIC 3125	\$1,370,000	27/10/2018
19 DIXON GR, BLACKBURN, VIC 3130	\$1,370,000	17/11/2018
3 ARCADIA ST, BOX HILL SOUTH, VIC 3128	\$1,360,000	19/09/2018

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.