



14 Denis Street Vermont

Additional Information

Land size: 327 sqm (approx.)

Built 2018

Spotted gum floors

Downstairs master bedroom with ensuite & WIR

Second master bedroom upstairs with ensuite & WIR

Vermont Secondary School Zone

60mm Ceaserstone bench top

Mirror splashback

900mm Gas Cook top

Electric oven

Dishwasher

Large upstairs living area

Reverse cycle heating and cooling

LED downlights

Landscape garden

Single lock up garage

Potential rental return

\$620.00 - \$680 per week approx.

PRIVATE SALE

Contact

Mark Johnstone 0417 377 916

Julian Badenach – 0414 609 665

Blackburn 100 South Parade 9894 1000

Close proximity to

Schools

Rangeview Primary School – Zoned – 550m

Vermont Secondary College – Zoned – 2.1km

St James Primary School – 1.4km

Vermont Primary School – 1.9km

Emmaus College – 4.7km

Shops

Woolworths Vermont – 2.3km

Forest Hill Chase Shopping Centre – 3.9km

Mitcham Shopping Centre – 2.7km

Eastland Shopping Centre – 3.9km

Westfield Doncaster – 11.8km

Parks

Heatherdale Reserve – 900m

Buckanbe Park – 1.2km

Simpson park – 1.0km

Ringwood Public Golf Course – 1.9km

Transport

Mitcham Station – 2.5km

Nunawading Station – 3.7km

Bus 740 - Mitcham - Vermont East

Bus 742 - Eastland - Chadstone via Glen Waverley

Terms

10% deposit, balance 30/60/90

Chattels

All fixed floor coverings, 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

14 Denis Street, Vermont Vic 3133

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

Range between \$875,000

&

\$930,000

Median sale price

Median price \$963,000

House

X

Unit

Suburb Vermont

Period - From 01/10/2018

to

31/12/2018

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		
2		
3		

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.

14 Denis Street, Vermont Vic 3133

woodards 

Mark Johnstone

9894 1000

0417 377 916

mjohnstone@woodards.com.au

Indicative Selling Price

\$875,000 - \$930,000

Median House Price

December quarter 2018: \$963,000



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 327 sqm approx

Agent Comments

Comparable Properties

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.

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.