



woodards 

1/23 Paul Avenue, Box Hill North

Additional information

Council Rates: \$ (Refer Section 32)
 Water Rates: \$175pq plus usage approx. (Refer Section 32)
 Brand new home- built by Martex Constructions
 Only two on the block
 Two master bedrooms (one on ground floor)
 Spotted Gum timber flooring
 SMEG 900mm gas cooktop
 SMEG 900mm electric oven
 SMEG dishwasher
 Stone island bench with feature pendant lights
 Walk in pantry
 Fully tiled ensuites
 Central bathroom & separate WC
 Large upstairs living room
 Gas ducted heating
 Evaporative cooling
 Double glazed windows (selected windows)
 Under stairs storage
 Rainwater tank
 Garden shed
 Double garage with internal access

Internal/External size

House size: 194.4m² = 20.9sq plus garage
 Land size: TBC

Agent's Estimate of Selling Price \$1,250,000 - \$1,375,000
 Median House Price \$1,201,000 (REIV September 2019)

Close proximity to

Schools

Box Hill North Primary School- Elizabeth St, Box Hill North (400m)
 Koonung Secondary College- Elgar Rd, Mont Albert North (700m)
 Box Hill Senior Secondary- Dunloe Ave, Mont Albert North (1.9km)
 Box Hill TAFE- Elgar Rd, Box Hill (2km)

Shops

Coles Balwyn East- Belmore Rd, Balwyn Rd, Balwyn (2.1km)
 Westfield Doncaster- Doncaster Rd, Doncaster (1.8km)
 Box Hill Central – Whitehorse Rd, Box Hill (2.8km)

Parks

Elgar Park- Elgar Rd, Mont Albert North (450m)
 Koonung Creek Trail- via end of street

Transport

Bus 281 Templestowe to Deakin Uni
 Bus 293 Box Hill to Greensborough via Doncaster SC
 Bus 304 City to Doncaster SC via Eastern Freeway
 Tram 109 Box Hill to Port Melbourne (2.3km)
 Box Hill train Station (2.8km)

Rental Estimate

\$680 per week based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings as inspected

Settlement

10% deposit balance 30/60 days

Method

Private Sale



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au

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

1/23 Paul Avenue, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,250,000

&

\$1,375,000

Median sale price

Median price

\$1,201,000

Property Type

House

Suburb

Box Hill North

Period - From

01/07/2019

to

30/09/2019

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	1/23 Mitchell Rd MONT ALBERT NORTH 3129	\$1,375,000	25/06/2019
2	3/37 Boondara Rd MONT ALBERT NORTH 3129	\$1,300,000	21/09/2019
3	1/56 Tyne St BOX HILL NORTH 3129	\$1,290,000	12/10/2019

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.~~

This Statement of Information was prepared on:

18/11/2019 14:44



 4  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

September quarter 2019: \$1,201,000

Comparable Properties



1/23 Mitchell Rd MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,375,000

Method: Sold Before Auction

Date: 25/06/2019

Property Type: Townhouse (Res)



3/37 Boondara Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

 4  3  2

Price: \$1,300,000

Method: Auction Sale

Date: 21/09/2019

Property Type: Townhouse (Res)

Land Size: 255 sqm approx

1/56 Tyne St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  3  2

Price: \$1,290,000

Method: Auction Sale

Date: 12/10/2019

Property Type: Townhouse (Res)

Land Size: 295 sqm approx

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 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.