



woodards 

3/75 Tyne Street, Box Hill North

Additional information

Timber flooring
Ducted heating
Split system cooling
BIRs in bedrooms
Updated bathroom
Private courtyard
Single lockup garage

Rental Estimate

\$420 per week based on current market conditions

Chattels

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

Close proximity to

Schools

Box Hill North Primary School – zoned 1.3km
Koonung Secondary College – zoned 1.2km
Our Lady of Sion College 1.6km
Box Hill High School 2.4km
Box Hill Senior Secondary College 1.1km

Shops

Box Hill Central 1.1km
Blackburn Nth Shopping Centre 2.9km
Westfield Doncaster 3.1km
Balwyn East Village 2.4km

Parks & Amenities

Box Hill Gardens 600m
Box Hill Hospital & Eastern Epworth 600m
Koonung Creek Trail 1.9km
Springfield Oval 1.1km
Surrey Park & Aqualink 2.2km
Hagenauer Reserve & Athletic Track 550m

Transport

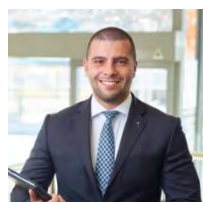
Box Hill Train Station 1.1km
Tram 109: Box Hill – Melb CBD & Docklands 1km
Bus 903: Altona – Mordialloc 200m
Eastern Freeway 2.2km

Settlement

30/60/90 days or any other such terms that have been agreed to in writing by the vendor prior to auction



Demi Liu
0434 192 556



Luke Banitsiotis
0402 261 116

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

3/75 Tyne Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$925,000 Property Type Unit Suburb Box Hill North

Period - From 01/10/2020 to 30/09/2021 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	3/112a Severn St BOX HILL NORTH 3129	\$767,000	06/11/2021
2	2/36 Thames St BOX HILL NORTH 3129	\$730,000	24/07/2021
3	3/6 Simpsons Rd BOX HILL 3128	\$707,500	10/10/2021

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:

24/11/2021 17:47



 2  1  1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median Unit Price
Year ending September 2021: \$925,000

Comparable Properties



3/112a Severn St BOX HILL NORTH 3129 (REI) **Agent Comments**

 2  1  1

Price: \$767,000
Method: Auction Sale
Date: 06/11/2021
Property Type: Unit
Land Size: 177 sqm approx



2/36 Thames St BOX HILL NORTH 3129 (REI/VG) **Agent Comments**

 2  1  2

Price: \$730,000
Method: Auction Sale
Date: 24/07/2021
Property Type: Unit



3/6 Simpsons Rd BOX HILL 3128 (REI/VG) **Agent Comments**

 2  1  1

Price: \$707,500
Method: Auction Sale
Date: 10/10/2021
Property Type: Unit
Land Size: 146 sqm approx

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111

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.