woodards



3/307 Maroondah Hwy Croydon North

Additional information	Close pro	Close proximity to			
Construction completed: April 2016	Schools	Croydon Primary School, Croydon (1.90km)			
Land size: 268 sqm approx.		Croydon Hills Primary School, Croydon Hills- Zoned (2.40km)			
Council rates: \$1,719		Melba Secondary College, Croydon- Zoned (3.2km)			
Yarra Valley Water rates: (ref Sec 32)		Yarra Valley Grammar School, Ringwood (3.20km)			
Owners Corporation: \$1,200 per annum		Luther College, Croydon (1.70km)			
House Size: 22 sq (205 sqm)					
Ground floor master bedroom	Transport	Mooroolbark train station (3.80km)			
Gas ducted heating & evaporative cooling		Bus route 670- Ringwood Station to Lilydale Station via			
Ducted vacuum		Chirnside Park Shopping Centre			
Blanco 900mm freestanding cooker		Bus route 671- Croydon Station to Chirnside Park Shopping			
Stainless steel dishwasher		Centre			
Caesarstone benchtops		Eastlink- access from Maroondah Hwy, Ringwood			
Soft close kitchen drawers					
WI pantry	Shopping	Croydon North Shops, Croydon North (2.70km)			
Fully tiled ensuite		Chirnside Park Shopping Centre, Chirnside Park (3.50km)			
Tasmanian Oak floorboards		Eastland Shopping Centre, Ringwood (6.80km)			
Fully fitted robes					
Flyscreens	Transport	Warrien Reserve, Croydon North (550m)			
2100L water tank		Maroondah Adventure Golf Park, Chirnside Park (2.30km)			
Double lock up garage		Healesville Sanctuary, Healesville Sanctuary (31.00km)			
Potential rental return	Terms 10% deposit, balance 30/60 days				
\$480.00 per week		Private Sale			
Chattels	Closing October 23rd at 5pm				

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

Contact Sam Ejtemai 0449 946 226 Julian Badenach 0414 609 665

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

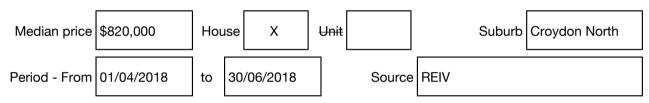
3/307 Maroondah Highway, Croydon North Vic 3136

Indicative selling price

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

Range between	\$690,000	&	\$739,000

Median sale price



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	7 Woodview Ct CROYDON NORTH 3136	\$740,000	26/09/2018
2	4/194 Dorset Rd CROYDON 3136	\$710,000	19/09/2018
3	4/15 Toorak Av CROYDON 3136	\$680,000	24/05/2018

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.

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

propertydata

Generated: 16/10/2018 13:09

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

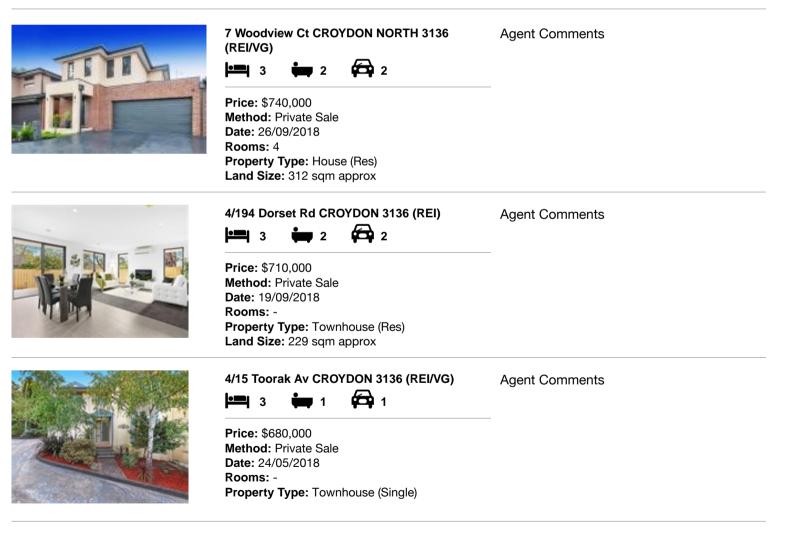
woodards





Rooms: 6 Property Type: Townhouse (Single) Land Size: 268 sqm approx Agent Comments Indicative Selling Price \$690,000 - \$739,000 Median House Price June quarter 2018: \$820,000

Comparable Properties



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

propertydata

Generated: 16/10/2018 13:09

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



woodards

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.