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4/65-67 Mount Pleasant Road, Nunawading

Additional Information

Land size: 274m² approx.SchoolsDucted heatingBrick open fireplace in lounge roomEvaporative coolingStainless steel appliances in kitchenShopsMaster bedroom suite with walk in robe and ensuiteBuilt-in robes to all bedroomsUndercover alfresco zoneBeautiful garden and lawn spaceParks

Potential rental return \$400 - \$450 per week

Auction Saturday 3rd June at 1.00pm

Contact Mark Johnstone 0417 377 916 Russell Wheeler 0499 774 983

Blackburn 100 South Parade 9894 1000

Close proximity to

Schools		Mt Pleasant Rd Primary School (zoned) – 300m			
		Blackburn Lake Primary School – 1.3km			
		Mullauna Secondary College (zoned) — 2.9km			
		Vermont Secondary College – 3.4km			
Shop	s	The Golden Mile Shopping Strip – 1.0km			
		Forest Hill Chase Shopping Centre — 1.7km			
		Burwood One Shopping Centre – 4.7km			
		Eastland Shopping Centre – 5.2km			
Parks		Cow Playground – 280m			
		Charles Rooks Reserve – 290m			
		Forest Hill Reserve – 1.0km			
		Blackburn Lake Sanctuary – 2.2km			
Trans	port	Nunawading Train Station – 1.0km			
		Bus route 735 – Box Hill - Nunawading– 140m			
		Bus route 902 – Chelsea - Airport West – 500m			
		Buses 703 & 736 from Forest Hill Chase – 2.3km			
Cou	Council Capital Improved Value (CIV)				

Council Capital Improved Value (CIV) \$630,000

Terms

10% deposit, balance 30/60/90 days (negotiable) or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

Chattels

All fixed floor coverings, window furnishings and light fittings.

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Rooms: Property Type: Unit Land Size: 274 Agent Comments

2/235 Springvale Rd NUNAWADING 3131 (REI)

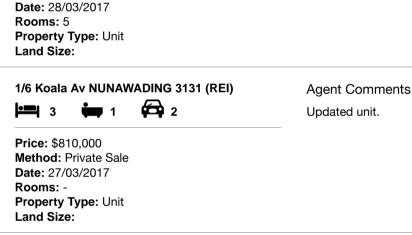
2

61

Indicative Selling Price \$700,000 - \$770,000 Median House Price March quarter 2017: \$931,000

Comparable Properties







1/229 Springvale Rd NUNAWADING 3131 (REI)

2



1 3

Price: \$730,000 Method: Private Sale

Price: \$730,000 Method: Auction Sale Date: 17/12/2016 Rooms: 4 Property Type: Unit Land Size: 473 sqm Agent Comments

Agent Comments

Spacious renovated unit.

Renovated unit on a large block.

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

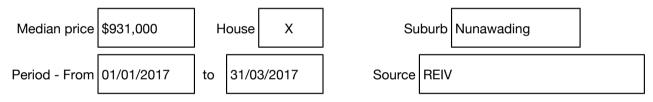
Address	4/65-67 Mt Pleasant Road, Nunawading Vic 3131
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$700,000	&	\$770,000	
Madian agla pri				-

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/235 Springvale Rd NUNAWADING 3131	\$730,000	28/03/2017
1/6 Koala Av NUNAWADING 3131	\$810,000	27/03/2017
1/229 Springvale Rd NUNAWADING 3131	\$730,000	17/12/2016

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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.