



4/65-67 Mount Pleasant Road, Nunawading

Additional Information

Land size: 274m² approx.
 Ducted heating
 Brick open fireplace in lounge room
 Evaporative cooling
 Stainless steel appliances in kitchen
 Master bedroom suite with walk in robe and ensuite
 Built-in robes to all bedrooms
 Undercover alfresco zone
 Beautiful garden and lawn space
 Double remote garage

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

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

Shops 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

Transport 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

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.



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

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

Comparable Properties



2/235 Springvale Rd NUNAWADING 3131 (REI)



Price: \$730,000
Method: Private Sale
Date: 28/03/2017
Rooms: 5
Property Type: Unit
Land Size:

Agent Comments
Spacious renovated unit.



1/6 Koala Av NUNAWADING 3131 (REI)



Price: \$810,000
Method: Private Sale
Date: 27/03/2017
Rooms: -
Property Type: Unit
Land Size:

Agent Comments
Updated unit.



1/229 Springvale Rd NUNAWADING 3131 (REI)



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

Agent Comments
Renovated unit on a large block.

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 4/65-67 Mt Pleasant Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$931,000

House X

Suburb Nunawading

Period - From 01/01/2017 to 31/03/2017

Source REIV

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

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.