woodards **w**



74 Cuthbert Street, Heathmont

Additional information

Land size: 88om² approx.

Corner block position

Opposite Heathmont Reserve

Ducted heating

Reverse cycle cooling

Polished timber floors

Formal lounge and dining with open fireplace

Modern kitchen with breakfast bar & stainless

appliances

Private master bedroom suite with walk-in-robe,

ensuite & access to balcony

Home office option upstairs

Built-in-robes to bedrooms

Large gardens and tiered courtyards

4 car garage

Rental Return

\$520 - \$560 per week

Auction

Saturday 3rd June at 11.00am

Contact

Mark Johnstone 0417 377 916 Russell Wheeler 0499 774 983

Close proximity to

Schools Marlborough Primary School (zoned) – 800m

Great Ryrie Primary School – 1.3km Heathmont College (zoned) – 850m

Ringwood Secondary College – 2.2km

Shops Heathmont Local Shopping Centre – 800m

Eastland - 2.8km

Mitcham Local Shopping Centre – 5.5km Forest Hill Chase Shopping Centre – 6.5km

Parks Heathmont Park – Across the road

Dandenong Creek Trail – 550m

Ringwood Golf Course & Aquanation - 1.4km

Ringwood Lake – 3.okm

Transport Heathmont Train Station – 1.1km

Ringwood Train Station – 3.okm

Bus 679 - Chirnside Park - Ringwood - 280m

Agent's Estimate Of Selling Price

\$880,000 to \$968,000

Council Capital Improved Value

\$810,000

Terms

10% deposit, balance 90/120 days 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:** Land Size:

Agent Comments

Indicative Selling Price \$880,000 - \$968,000 **Median House Price** March quarter 2017: \$910,000

Comparable Properties



4 Coven Av HEATHMONT 3135 (REI)









Price: \$915.000 Method: Auction Sale Date: 08/04/2017 Rooms: 10

Property Type: House (Res) Land Size: 936 sqm

Agent Comments

Larger land with same house configuration in less sought after location



51 Coven Av HEATHMONT 3135 (REI/VG)





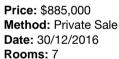






Agent Comments

Single level on slightly larger land



Property Type: House Land Size: 971 sqm









Price: \$960,000 Method: Auction Sale Date: 10/12/2016 Rooms: 8

Property Type: House (Res) Land Size: 966 sqm

Agent Comments

Similar configuration on slightly more land but not as good a location

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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	74 Cuthbert Street, Heathmont Vic 3135
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$880,000	&	\$968,000

Median sale price

Median price	\$910,000	Н	ouse X		Suburb	Heathmont	
Period - From	01/01/2017	to	31/03/2017	7	Source REI\	/	

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
4 Coven Av HEATHMONT 3135	\$915,000	08/04/2017
51 Coven Av HEATHMONT 3135	\$885,000	30/12/2016
3 Atunga Ct HEATHMONT 3135	\$960,000	10/12/2016





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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.