



## 74 Cuthbert Street, Heathmont

### Additional information

- Land size: 880m<sup>2</sup> 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-robos to bedrooms
- Large gardens and tiered courtyards
- 4 car garage

### Rental Return

\$520 - \$560 per week

### Auction

Saturday 3<sup>rd</sup> June at 11.00am

### Contact

Mark Johnstone 0417 377 916  
Russell Wheeler 0499 774 983

### Close proximity to

- |           |   |
|-----------|---|
| Schools   | Marlborough Primary School (zoned) – 800m<br>Great Ryrie Primary School – 1.3km<br>Heathmont College (zoned) – 850m<br>Ringwood Secondary College – 2.2km |
| Shops     | Heathmont Local Shopping Centre – 800m<br>Eastland – 2.8km<br>Mitcham Local Shopping Centre – 5.5km<br>Forest Hill Chase Shopping Centre – 6.5km          |
| Parks     | Heathmont Park – Across the road<br>Dandenong Creek Trail – 550m<br>Ringwood Golf Course & Aquanation – 1.4km<br>Ringwood Lake – 3.0km                    |
| Transport | Heathmont Train Station – 1.1km<br>Ringwood Train Station – 3.0km<br>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)**



Agent Comments

Larger land with same house configuration in less sought after location

**Price:** \$915,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 936 sqm



**51 Coven Av HEATHMONT 3135 (REI/VG)**



Agent Comments

Single level on slightly larger land

**Price:** \$885,000  
**Method:** Private Sale  
**Date:** 30/12/2016  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 971 sqm



**3 Atunga Ct HEATHMONT 3135 (REI/VG)**



Agent Comments

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

**Price:** \$960,000  
**Method:** Auction Sale  
**Date:** 10/12/2016  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 966 sqm

## 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 74 Cuthbert Street, Heathmont Vic 3135

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

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

#### Median sale price

Median price \$910,000

House X

Suburb Heathmont

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
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

## **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](mailto: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](mailto: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.