



## 19 Webb Street, Warrandyte

### Additional information

Land size: 1,202m<sup>2</sup> approx.  
 Council rates: \$TBA  
 Ducted heating & reverse cycle cooling  
 Floating bamboo floors, brand new carpet  
 Stone bench tops  
 Designer lighting  
 Caesarstone kitchen with soft closing cabinetry, island bench and goomm stainless oven and cooktop  
 Central living zone featuring bay window & stone clad fireplace  
 Master bedroom suite with walk in robe, and double vanity ensuite with rain shower  
 Covered entertainer's deck with red ironbark decking, timber bar and mounted flat screen TV  
 Outdoor heated spa  
 Under house storage and workshop  
 Off-street parking

### Deadline Private Sale

Closing Tuesday 23<sup>rd</sup> May at 5.00pm

### Contact

Mark Johnstone 0417 377 916  
 Julian Badenach 0414 609 665

### Close proximity to

**Schools** Warrandyte Primary School (zoned) – 1.2km  
 Andersons Creek Primary School – 2.1km  
 Warrandyte High School (zoned) – 4.2km  
 Donvale Christian College – 5.4km

**Shops** Warrandyte Local Shopping Centre – 240m  
 The Pines Donvale – 7.0km  
 Eastland Ringwood – 9.6km  
 Westfield Doncaster – 12.2km

**Parks/** Warrandyte State Park – 350m

**Recreation** Yarra River Linear Reserve Koornong – 2.9km  
 The Yarra Valley – 18.0km  
 St Andrews Market – 18.7km

**Transport** Bus routes 364, 578, 579, 906 – 300m  
 Eltham Train Station – 10.3km

### Agent's Estimate Of Selling Price

\$1,050,000 to \$1,150,000

### Council Capital Improved Value

\$TBA

### Terms

10% deposit, balance 60/90 days

### Chattels

All fixed floor coverings, window furnishings and light fittings.

# Statement of Information for Residential Property

19 Webb Street, Warrandyte Vic 3113

woodards 

Mark Johnstone  
9894 1000  
0417 377 916

mjohnstone@woodards.com.au

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000

**Median House Price**  
December quarter 2016: \$1,120,000



 5  2  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 1200  
**Agent Comments**

## Comparable Properties

89 Brackenbury St WARRANDYTE 3113 (REI) **Agent Comments**

 4  3  2

**Price:** \$1,051,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1010 sqm



66a Lynette Av WARRANDYTE 3113 (REI/VG) **Agent Comments**

 4  2  1

**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 03/11/2016  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 1220 sqm



128 Brackenbury St WARRANDYTE 3113 (REI/VG) **Agent Comments**

 4  2  2

**Price:** \$1,120,000  
**Method:** Sold Before Auction  
**Date:** 02/11/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 933 sqm

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



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.

## 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

19 Webb Street, Warrandyte Vic 3113

#### Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

#### Median sale price

Median price \$1,120,000

House X

Suburb Warrandyte

Period - From 01/04/2016

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
89 Brackenbury St WARRANDYTE 3113	\$1,051,000	01/04/2017
66a Lynette Av WARRANDYTE 3113	\$1,210,000	03/11/2016
128 Brackenbury St WARRANDYTE 3113	\$1,120,000	02/11/2016

## **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.