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## 19 Webb Street, Warrandyte

Additional information	Close proximity to		
Land size: 1,202m <sup>2</sup> approx.	Schools	Warrandyte Primary School (zoned) — 1.2km	
Council rates: \$TBA		Andersons Creek Primary School — 2.1km	
Ducted heating & reverse cycle cooling		Warrandyte High School (zoned) – 4.2km	
Floating bamboo floors, brand new carpet		Donvale Christian College – 5.4km	
Stone bench tops	Chang	Warrandyte Local Shopping Centre — 240m	
Designer lighting	Shops	The Pines Donvale – 7.0km	
Caeserstone kitchen with soft closing		Eastland Ringwood – 9.6km	
cabinetry, island bench and 900mm stainless oven and cooktop		Westfield Doncaster – 12.2km	
Central living zone featuring bay window &		Westheid Doncaster – 12.2km	
stone clad fireplace	Parks/	Warrandyte State Park – 350m	
Master bedroom suite with walk in robe, and	Recreation	Yarra River Linear Reserve Koornong – 2.9km	
double vanity ensuite with rain shower		The Yarra Valley – 18.0km	
Covered entertainer's deck with red ironbark decking, timber bar and mounted flat screen TV		St Andrews Market – 18.7km	
Outdoor heated spa	Transport	Bus routes 364, 578, 579, 906 – 300m	
Under house storage and workshop		Eltham Train Station — 10.3km	
Off-street parking			
Deadline Private Sale Closing Tuesday 23 <sup>rd</sup> May at 5.00pm	Agent's Estimate Of Selling Price \$1,050,000 to \$1,150,000		
Contact	Council Capital Improved Value sTBA		

Terms

Chattels

10% deposit, balance 60/90 days

Mark Johnstone 0417 377 916 Julian Badenach 0414 609 665

All fixed floor coverings, window furnishings and light fittings.

### Statement of Information for Residential Property 19 Webb Street, Warrandyte Vic 3113

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Mark Johnstone 9894 1000 0417 377 916 mjohnstone@woodards.com.au



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

**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** December quarter 2016: \$1,120,000

## **Comparable Properties**





(REI/VG) 4 2

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

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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

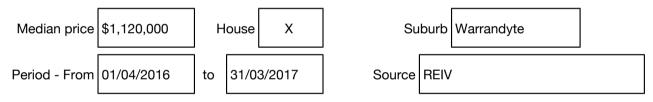
Address	19 Webb Street, Warrandyte Vic 3113
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,050,000	&	\$1,150,000		
				-	

### 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
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

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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.