



9/320 Canterbury Road, Bayswater North

Additional information

Land Size: 160sqm (approx.)
 House Size: 110sqm
 Built: 2018 completion
 Water rates: (ref S32)
 Maroondah Council rates: (ref S32)
 Owners corporation: (ref S32)
 Polished timber floorboards throughout living
 Designer kitchen featuring stone benchtops
 Westinghouse 4 burner cooktop
 Westinghouse electric oven
 Westinghouse dishwasher
 Laundry with access to powder room
 Split system heat/cool units
 Large master bedroom with BIR
 2nd bedroom with BIR
 Study nook
 Linen cupboards plus under stairs storage
 Central bathroom with access to main bed
 Seperate WC
 Water tank (connected to WC)
 Garden shed
 Single garage with remote door

Potential rental return

\$390 per week based on current market

Chattels

All fixed floor coverings and electric light fittings
 as inspected

Close proximity to

Schools
 Heathmont East Primary School- Armstrong Rd, Heathmont (1.6km)
 Bayswater Secondary College- Orchard Rd, Bayswater (2.7km)
 Tintern Grammar – Alexandra Rd, Ringwood East (2.3km)

Shops
 Bayswater Village- Station St, Bayswater (1.7km)
 Eastland- Maroondah Hwy, Ringwood (4.2km)
 Westfield Knox- Burwood Hwy, Wantirna South (6.5km)

Parks/Rec
 Bungalook Creek trail- Canterbury Rd, Bayswater North (400m)
 Bayswater Park – Mountain Hwy, Bayswater (1.2km)
 Ringwood Public Golf Course- Canterbury Rd, Ringwood (4.4km)

Transport
 Bayswater train station (1.7km)
 Bus 679 Chirside Park to Ringwood
 Bus 664 Chirside Park to Knox via Croydon

Deadline Private Sale

Closing Tuesday 2nd October at 5pm (unless sold prior)

Terms

10% deposit balance 30/60 days

Contact

Jessica Hellmann 0411 034 939
 Julian Badenach 0414 609 665

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	1/4 Kelly St BAYSWATER 3153	\$611,000	05/09/2018
2	3/33 Elm St BAYSWATER 3153	\$580,000	01/09/2018
3	8/249 Bayswater Rd BAYSWATER NORTH 3153	\$570,000	23/04/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 2  1  1

Rooms: 4
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$550,000 - \$590,000
Median Unit Price
June quarter 2018: \$500,000

Comparable Properties



1/4 Kelly St BAYSWATER 3153 (REI)

Agent Comments

 2  1  1

Price: \$611,000
Method: Auction Sale
Date: 05/09/2018
Rooms: -
Property Type: Unit



3/33 Elm St BAYSWATER 3153 (REI)

Agent Comments

 2  1  1

Price: \$580,000
Method: Auction Sale
Date: 01/09/2018
Rooms: 3
Property Type: Unit



8/249 Bayswater Rd BAYSWATER NORTH 3153 **Agent Comments**
(REI/VG)

 2  1  1

Price: \$570,000
Method: Private Sale
Date: 23/04/2018
Rooms: -
Property Type: Unit

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 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.