



4/1 Jilmax Court, Forest Hill

Additional information

Land Size: 225sqm (approx.)
 Owners Corporation: \$(ref S32)
 Water rates: (ref S32)
 Whitehorse Council rates: (ref S32)
 Quiet court location
 Single level
 Lounge room with bay window
 Air conditioner and wall heater
 Ceiling fan
 Chef upright stove
 Spacious and bright main bedroom with BIR & cf
 Bed 2 with BIR
 Updated bathroom
 Parquetry flooring in kitchen (also under carpet in lounge room)
 Linen cupboard
 Small paved courtyard
 Garden shed/ storage
 Single carport

Potential rental return

\$320 per week based on current market

Chattels

All fixed floor coverings, window furnishings and electric light fittings as inspected

Close proximity to

| | |
|-----------|--|
| Schools | Blackburn Lake Primary School- Florence St, Blackburn (500m) St Thomas the Apostle Primary School- Central Rd, Blackburn (1.5km) Forest Hill College- Mahoneys Rd, Burwood East (2.9km) Nunawading Christian College- Central Rd, Nunawading (900m) |
| Shops | Forest Hill Chase- Canterbury Rd, Forest Hill (1km) Blackburn Village- South Pde, Blackburn (2.1km) Eastland – Maroondah Hwy, Ringwood (7km) |
| Parks/Rec | Blackburn Lake Sanctuary- Lake Rd, Blackburn (1km) Nunawading Aqualink- Fraser Pl, Nunawading (2.6km) |
| Transport | Bus 736 Mitcham to Blackburn via Forest Hill Bus 735 Box Hill to Nunawading Bus 902 Chelsea to Airport West (SMARTBUS) Nunawading train station (1.6km) |

Auction Saturday 1st December at 3pm

Terms

10% deposit balance 30/60 days

Contact

Julian Badenach 0414 609 665
 Jessica Hellmann 0411 034 939

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 4/1 Jilmax Court, Forest Hill Vic 3131

Indicative selling price

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

Range between \$500,000 & \$535,000

Median sale price

Median price \$780,000 House Unit X Suburb Forest Hill

Period - From 01/07/2018 to 30/09/2018 Source REIV

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 | 4/11 Main St BLACKBURN 3130 | \$603,168 | 24/08/2018 |
| 2 | 6/21 Mt Pleasant Rd NUNAWADING 3131 | \$550,000 | 07/09/2018 |
| 3 | 4/472 Canterbury Rd FOREST HILL 3131 | \$470,000 | 06/10/2018 |

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: 3
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$500,000 - \$535,000
Median Unit Price
 September quarter 2018: \$780,000

Comparable Properties



4/11 Main St BLACKBURN 3130 (REI/VG)

Agent Comments

 2  1  1

Price: \$603,168
Method: Sold Before Auction
Date: 24/08/2018
Rooms: -
Property Type: Unit



6/21 Mt Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments

 2  2  1

Price: \$550,000
Method: Private Sale
Date: 07/09/2018
Rooms: 3
Property Type: Unit



4/472 Canterbury Rd FOREST HILL 3131 (REI)

Agent Comments

 2  1  1

Price: \$470,000
Method: Auction Sale
Date: 06/10/2018
Rooms: 3
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.