



284 Springvale Road Forest Hill

Additional information

Executors Auction

Land size: 1,225sqm approx.

Zoning: NRZ3

Development opportunity

New home site

Flat block of land

Open fireplace

Functional kitchen

Large single carport

Plenty of off street parking

Close vicinity to Blackburn Lake

Easy access to transport and shops

Potential rental return

\$300 - \$340 per week

Private Sale

\$869,000

Contact

Christine Bafas 0427 835 610

Cameron Way 0418 352 380

Close proximity to

Schools	<p>Mount Pleasant Road Primary School (zoned) – 1.0km</p> <p>Forest Hill College (zoned) – 2.7km</p> <p>Blackburn Lake Primary School – 1.2km</p> <p>Blackburn High School – 4.9km</p>
Shops	<p>Forest Hill Chase Shopping Centre – 1.1km</p> <p>HQ Shopping Centre & Brand Smart Premium Outlet – 1.7km</p> <p>Bunnings Nunawading – 2.1km</p> <p>Vermont South Shopping Centre – 4.0km</p>
Parks	<p>Wren Close Reserve – 0.4km</p> <p>Glen Valley Road Reserve – 0.6km</p> <p>Blackburn Lake Sanctuary – 1.5km</p> <p>Forest Hill Reserve – 0.8km</p>
Transport	<p>Nunawading Train Station – 1.1km</p> <p>Bus Route 735 - Box Hill to Nunawading</p> <p>Bus Route 902 – Chelsea to Airport West</p>

Terms

10% deposit, balance 30/60 days (negotiable) or other such terms that the vendors have agreed to in writing prior to the commencement of the auction

Chattels

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

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	284 Springvale Road, Forest Hill Vic 3131
---	---

Indicative selling price

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

Single price	\$869,000
--------------	-----------

Median sale price

Median price	\$950,000	House	X	Unit		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	548 Springvale Rd FOREST HILL 3131	\$885,000	28/07/2018
2	298 Springvale Rd FOREST HILL 3131	\$880,000	01/07/2018
3	428 Springvale Rd FOREST HILL 3131	\$792,000	14/07/2018

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.



Rooms:
Property Type: House (Res)
Land Size: 1221 sqm approx
Agent Comments

Comparable Properties

548 Springvale Rd FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$885,000
Method: Auction Sale
Date: 28/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 683 sqm approx

298 Springvale Rd FOREST HILL 3131 (VG)

Agent Comments



Price: \$880,000
Method: Sale
Date: 01/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 627 sqm approx



428 Springvale Rd FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$792,000
Method: Auction Sale
Date: 14/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 586 sqm approx

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.