



2/5 Valma Court, Forest Hill

Additional Information

Land size: 191 sqm (approx.)
Downstairs Master bedroom + WIR
Ensuite in all bedrooms
Fully tiled bathrooms
60mm Ceaser Stone bench top
Butlers pantry
Mirror Splash back
BlackBum floor boards
900mm Gas Cook top
Electric oven
Upstairs retreat
Built in stone study desk
Reverse cycle heating and cooling
LED downlights
Landscape garden
Double lock up garage
Backing onto reserve

Potential rental return

\$550.00 - \$600 per week approx.

Private Sale

Contact

Sam Ejtemai – 0449 946 226
Julian Badenach – 0414 609 665

Close proximity to

Schools Mount Pleasant Road Primary School – Zoned – 800m
Forest Hill College – Zoned – 2.6km
Blackburn Lake Primary School – 1.4km
Forest Hill Primary School – 2.2km
Nunawading Christian College – 1.8km
Deakin University – 7km

Shops Brentford Square – 1km
Forest Hill Chase Shopping Centre – 1.3km
Nunawading Home HQ & Brand Smart – 2km
Mitcham Shopping Centre – 2.7km
North Blackburn Shopping Centre – 4.1km
Eastland Shopping Centre – 6km
Westfield Doncaster – 9.3km

Parks Forest Hill Linear Reserve – 270m
Aqualink Nunawading – 800m
Forest Hill Reserve – 950m
Blackburn Lake Sanctuary – 2km

Transport Nunawading Station – 1.6km
Bus 735 – Springvale Road - Box Hill to Nunawading
Bus 902 – Springvale Road – Chelsea to Airport West

Terms

10% deposit, balance 30/60/90 days or other such terms that the vendors have agreed to in writing.

Chattels

All fixed floor coverings, window furnishings and light fittings.

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

2/5 Valma Court, Forest Hill Vic 3131

Indicative selling price

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

Single price \$1,075,000

Median sale price

Median price

\$1,015,500

House

X

Unit

Suburb

Forest Hill

Period - From

01/07/2017

to

30/09/2017

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	1/5 Valma Ct FOREST HILL 3131	\$1,120,000	22/08/2017
2	38a Morloc St FOREST HILL 3131	\$965,000	21/10/2017
3	1/3 Joyce St NUNAWADING 3131	\$945,000	23/09/2017

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.~~

Sam Ejtemai
9894 1000
0449 946 226
sejtemai@woodards.com.au

Indicative Selling Price
\$1,075,000

Median House Price
September quarter 2017: \$1,015,500



Rooms:
Property Type:
Agent Comments

Comparable Properties

1/5 Valma Ct FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,120,000
Method: Private Sale
Date: 22/08/2017
Rooms: -
Property Type: Townhouse (Res)



38a Morloc St FOREST HILL 3131 (REI)

Agent Comments



Price: \$965,000
Method: Auction Sale
Date: 21/10/2017
Rooms: 6
Property Type: House (Res)



1/3 Joyce St NUNAWADING 3131 (REI)

Agent Comments



Price: \$945,000
Method: Auction Sale
Date: 23/09/2017
Rooms: -
Property Type: House (Res)

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.