



8C Shaw Street, Ashwood

Additional information

Land size: 258 sqm approx.

House size: 20.83sq plus garage

Street frontage

Separately titled

2.7m ceilings downstairs

Victorian Ash floorboards to downstairs living area

Split system heating and cooling

Intercom and alarm system

Westinghouse 900mm gas cooktop

Westinghouse 900mm electric oven

Westinghouse dishwasher

Tiled splashback

Caesarstone benchtops (kitchen & bathrooms & laundry)

Downstairs master bedroom with WIR & ensuite

3 bedrooms upstairs- including second master bedroom with WIR & ensuite

Large upstairs living area

Outdoor deck area

Rinnai solar gas boosted hot water system

Double lock up garage with remote roller door

Potential rental return

\$780.00 per week

Chattels

All fixed floor coverings and light fittings as inspected

Contact

Julian Badenach 0414 609 665

Jessica Hellmann 0411 034 939

Close proximity to

Schools

Parkhill primary School- Parkhill Dr, Ashwood (1.6km)

St Michaels Primary School- High Street Road, Ashburton (1.4km)

Ashwood College- Vannam Dr, Ashwood (1km)

Holmesglen TAFE- Waverley Rd, Glen Waverley (1.5km)

Shops

Woolworths- Corner High Street Rd & Warrigal Rd, Ashwood (300m)

Ashburton Village & cafes- High Street Road, Ashburton (1.4km)

Chadstone Shopping Centre- Dandenong Rd, Chadstone (2.6km)

Parks/ Recreational

Gardiners Creek trail- end of street (300m)

Warner Reserve- Alamein Ave, Ashburton (1.3m)

Malvern Valley Golf Course- Golfers Dr, Malvern East (2.4km)

Transport

Alamein train station (1.6km)

Holmesglen train station (1.2km)

Bus route 903-Altona to Mordialloc via Chadstone Shopping Centre

Bus route 734- Glen Iris station to Glen Waverley station via High Street Road

Monash Freeway

Terms

10% deposit, balance 30/60/90 days

Private Sale

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	8C Shaw Street, Ashwood Vic 3147
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Indicative selling price

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

Range between	\$1,200,000	&	\$1,320,000
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Median sale price

Median price	\$1,282,500	House	X	Unit		Suburb	Ashwood
Period - From	01/04/2018	to	30/06/2018	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	1/11 Tarakan Av ASHBURTON 3147	\$1,270,000	30/06/2018
2	29b Closter Av ASHWOOD 3147	\$1,270,000	26/05/2018
3	2/17 Webb St BURWOOD 3125	\$1,150,000	11/05/2018

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.



 4  3  2

Rooms: 6
Property Type: House
Land Size: 260 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
June quarter 2018: \$1,282,500

Comparable Properties



1/11 Tarakan Av ASHBURTON 3147 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,270,000
Method: Auction Sale
Date: 30/06/2018
Rooms: 4
Property Type: Townhouse (Res)



29b Closter Av ASHWOOD 3147 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,270,000
Method: Auction Sale
Date: 26/05/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 268.10 sqm approx



2/17 Webb St BURWOOD 3125 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,150,000
Method: Private Sale
Date: 11/05/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 234 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.