

116 Dorking Road Box Hill North



- Executive Summary
- Planning Permit
- Recent Sales in the Area (Townhouses)

Woodards Blackburn

Contact: Demi Liu 0434 192 556

Office: 100 South Parade, Blackburn 9894 1000

INTRODUCTION

Woodards Blackburn, under instructions from the Vendor, are delighted to offer an enticing three (3) townhouse development site at 116 Dorking Road Box Hill North. The property enjoys an excellent position - offering its future residents the best of all to live, work and play.

Fantastic development opportunity on approximately 910 m2 of land with planning permit for 3 four bedroom homes.

All the hard work has been done giving you the guarantee you need to complete your next development.

This property is superbly positioned within walking distance to buses and parks and only a short trip to the restaurants, cafes, shops and train station available within the heart of Box Hill. This great property is also within the Box Hill High School zone close to additional outstanding schools, including Kerrimuir Primary School and Kingswood College.

Woodards Blackburn

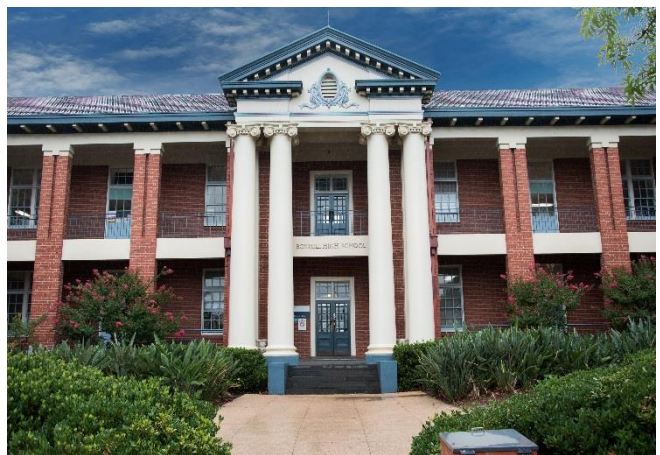
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Box Hill North DEMOGRAPHIC OVERVIEW

Box Hill North is located 14 km east of the CBD. Box Hill North's boundaries are Koonung Creek in the north, Elgar Road in the west, Middleborough Road in the east, and Thames Street in the south. The eastern part of Box Hill North is also known as Kerrimuir. The Suburb is primarily of a residential use.

There are numerous parks in the suburb, including Elgar Park, Bushy Creek Park, Memorial Park, Springfield Park, Tassell's Park, Frank Sedgman Reserve, Hagenauer Reserve, Halligan Park, Eram Park as well as many smaller, often unnamed, reserves. Of these, only Elgar Park and Springfield Park contain an Australian rules football oval. Most of these parks have walking and bicycle paths and children's playgrounds.



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PROPERTY DESCRIPTION

This stunning development opportunity has approved plans and permits in place for three townhouses. These perfectly designed townhouses will appeal to growing families, young professionals, and empty nesters.

Planning Permit

The planning permit was issued by the Whitehorse City Council on 28 April 2017. The planning permit involves construction of three (3) dwellings.

	Townhouse 1	Townhouse 2	Townhouse 3
	4	4	4
	3	3.5	3.5
	2	2	2

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SITE AREA & BUILD AREA

Total Site Area 910m²

Townhouse 1

Ground Floor	112 m ²	
Garage	33 m ²	
First Floor	79 m ²	
Overall living space	224 m²	24.11 sq
P.O.S	203 m ²	

Townhouse 2

Ground Floor	119 m ²	
Garage	33 m ²	
First Floor	76 m ²	
Overall living space	228 m²	24.5 sq
P.O.S	57 m ²	

Townhouse 3

Ground Floor	120 m ²	
Garage	33 m ²	
First Floor	73 m ²	
Overall living space	226 m²	24.3 sq
P.O.S	56 m ²	

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LOCATION

Schools Kerrimuir Primary School - Zone (900 m)

Box Hill High School - Zone (1.3 km)

Kingswood College (3.0km)

Shops Box Hill Centre (1.5 k m)

Westfield Doncaster (3.3 km)

Parks Springfield Park (50m)

Box Hill Garden (1.1km)

Transport Box Hill Train Station (1.5km)

Bus Route 270 Box Hill- Mitcham (100 m)

Eastern Freeway (2.6 km)

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Sales of interest (Townhouses) in the area



66 Dorking Road Box Hill

\$1,400,000 SOLD 23/09/2017

4 Bed, 3 Car, 2 Car



1a Luther St Box Hill North

\$1,275,000 12/11/2016

4 Bed, 2 Car, 2 Car



2/11 Aspinall Road Box Hill North

\$1,250,000 SOLD 22/06/2017

4 Bed, 2 Bath, 2 Car



4/73 Margaret St Box Hill North

\$1,485,000 SOLD 17/03/2017

4 Bed 3 Bath, 2 Car

Source: Realestateview.com.au PDOL – Property Data Online

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3D impression pictures

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SALES & MARKETING AGENTS



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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	10 Melrose St MONT ALBERT NORTH 3129	\$1,918,000	12/08/2017
2	5 Bedford St BOX HILL 3128	\$1,855,000	03/06/2017
3	81 Shannon St BOX HILL NORTH 3129	\$1,800,000	19/08/2017

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.~~



Rooms:
Property Type: Development Site (Res)
Land Size: 910 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median House Price
 September quarter 2017: \$1,381,000

Comparable Properties



10 Melrose St MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$1,918,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 952 sqm approx



5 Bedford St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$1,855,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 9
Property Type: House (Res)
Land Size: 875 sqm approx



81 Shannon St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,800,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 9
Property Type: House (Res)
Land Size: 760 sqm approx