

# The buying process.

## Step 1

Research properties on the market &  
Visit potential properties.

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## Step 2

Review Property Documents,  
Make an Offer & Submit an offer to purchase.

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## Step 3

Deposit 0.25% &  
Sign the purchase agreement (contract of sale).

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## Step 4

The cooling period is 5 business days.  
Deposit 0.25% is not refundable,  
if you choose to cancel during the cooling period.

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## Step 5

End of cooling period - Make a deposit equivalent  
to 10% of the purchase price.

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## Step 6

Pre-Settlement Inspection - One-time inspection  
of the property before the settlement date.

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## Step 7

Settlement - Standard settlement time is 6 weeks  
after the exchange contracts of property.

## DONE

Completion- Move in or Rent with Stone Maroubra  
CONGRATULATIONS FOR NEW PROPERTY

# Property information sheet.

<b>Address</b>	
<b>Method of sale</b>	
<b>Price guide</b>	
<b>Year built</b>	
<b>No. of bedrooms</b>	
<b>No. of bathrooms</b>	
<b>Parking</b>	
<b>Storage</b>	
<b>Internal Size</b>	
<b>External Size</b>	
<b>Aspect</b>	
<b>Rental Estimate</b>	
<b>Special features</b>	

Rates and levies		
Council rates	Water rates	Strata levies

**Disclaimer:** The above information has been furnished to us by the vendor. We have not verified whether or not that the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate. The agent will not be liable for loss resulting from any action or decision by you in reliance on the information from the agent.

# Local area.

309/38 Oxford Street , Epping NSW 2121

Schools	Distance	Time
- Epping Public School	Walk	4 min
- Cheltenham Girls High School	Bus	10 min
- Carlingford High School	Bus	15 min
- Macquarie University	Metro	1 stop

Shopping	Distance	Time
- IGA	Walk	2 min
- Coles	Walk	5 min
- Macquarie Shopping Centre	Metro	1 stop
- Chatswood	Metro	4 stop

Hospitals	Distance	Time
- Macquarie University Hospital	Metro	1 stop
- Ryde Hospital	Drive	8 min

































Transport	Distance	Time
- Train / Metro Station	Walk	2 min
- Bus Stop	Walk	2 min

Leisure	Distance	Time
- Epping Aquatic and Leisure Centre	Drive	5 min

Icon	Distance	Time
- Sydney CBD	Drive	25 min
- Sydney Airport	Drive	35 min

# Recent comparable sales.

## 309/38 Oxford Street , Epping NSW 2121

Property	Details	Price	Sale date	
501/6 Chambers Court, Epping NSW 2121	1  1  - 	\$720,000	04/08/24	 <p>     </p> <p>           1 1 - 62m<sup>2</sup>            501/6 Chambers Court Epping NSW 2121            Sold Price: <b>\$720,000</b>            Sold Date: 04 August 2024            Distance from 0.1km            Features: Internal Laundry, Floorboards, Dishwasher, Gas, RESIDENTIAL         </p>
1509/22 Cambridge Street Epping NSW 2121	1  1  - 	\$696,000	26/07/24	 <p>     </p> <p>           1 1 - -            1509/22 Cambridge Street Epping NSW 2121            Sold Price: <b>\$696,000</b>            Sold Date: 26 July 2024            Distance from 0.3km            Features: 1 No of Study Rooms, RESIDENTIAL         </p>
29/23-25 Forest Grove Epping NSW 2121	1  1  - 	\$620,000	27/04/24	 <p>     </p> <p>           1 1 - 89m<sup>2</sup>            29/23-25 Forest Grove Epping NSW 2121            Sold Price: \$620,000            Sold Date: 27 April 2024            Distance from 0.6km            Features: Internal Laundry, Floorboards, 1 No of Study Rooms, study, RESIDENTIAL         </p>
409/2-8 Hazlewood Place Epping NSW 2121	1  1  - 	\$655,000	23/07/24	 <p>     </p> <p>           1 1 - 4,529m<sup>2</sup>            409/2-8 Hazlewood Place Epping NSW 2121            Sold Price: <b>\$655,000</b>            Sold Date: 23 July 2024            Distance from 0.6km            Features: RESIDENTIAL, 1 Toilets         </p>

**Disclaimer** While we make every effort to ensure that the information we provide you is correct and up-to-date, we do not warrant its accuracy or reliability. Interested parties should exercise their own independent skill and judgement before they rely on it. In any important matter, you should seek professional advice relevant to your own circumstances. Interested parties should rely on their own enquiries.