



14 Kalista Court, Burwood East

Additional Information

Land size: 570sqm (Approx.)
 Two living zones
 Front formal lounge
 Expansive rear family room
 Stone kitchen with quality appliances
 Four bedrooms with built-in robe storage
 Two funky and retro bathrooms
 Open courtyard BBQ
 Ducted heating & cooling
 Additional split system cooling
 External blinds
 Secure alarm
 Double remote garage
 Live in or renovate

Potential rental return

\$460.00-520.00 per week approx.

Auction

Saturday December 9th at 10am

Contact

Christine Bafas – 0427 835 610
 James Zhang – 0433 508 847

Close proximity to

Schools

Burwood East Primary School – Zoned – 500m
 Forest Hill College – Zoned – 2.6km
 Burwood Heights Primary School – 2.5km
 Emmaus College – 2.7km

Shops

Burwood One – 1km
 Burwood Heights Shopping Centre – 2.6km
 Centro The Glen – 3.4km
 Forest Hill – 3.8km

Parks

Highbury Park – 550m
 East Burwood Reserve – 700m
 Tally Ho Reserve – 1.3km
 Billabong Park – 2.6km

Transport

Tram 75 – Vermont South to City – 1km
 Syndal Station – 2.9km
 Bus 703 - Middle Brighton - Blackburn via Bentleigh, Clayton, Monash University (SMARTBUS Service)
 Bus 736 - Mitcham - Blackburn via Vermont South, Glen Waverley, Forest Hill.

Terms

10% deposit, balance 60 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

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

14 Kalista Court, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,180,000

House

X

Unit

Suburb Burwood East

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	11 Kalista Ct BURWOOD EAST 3151	\$1,180,000	01/07/2017
2	5 Lorraine Dr BURWOOD EAST 3151	\$1,130,000	31/10/2017
3	18 Tainton Rd BURWOOD EAST 3151	\$1,061,500	02/09/2017

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.~~



Rooms:

Property Type:

Agent Comments

Comparable Properties



11 Kalista Ct BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,180,000

Method: Auction Sale

Date: 01/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 563 sqm approx



5 Lorraine Dr BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,130,000

Method: Private Sale

Date: 31/10/2017

Rooms: 5

Property Type: House (Res)



18 Tainton Rd BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,061,500

Method: Auction Sale

Date: 02/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 598 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.