



45 Barter Crescent, Forest Hill

Additional Information

Modern living
 Ultra-convenient location
 Marvellous quality
 Single level
 Blackbutt timber floors
 Expansive central living zone
 Gas log fireplace
 Stone kitchen
 Soft closing drawers
 Smeg/Miele/Bosch stainless steel appliances
 Renovated bathroom with rain shower
 Generous rear garden
 Side courtyard
 New ducted heating
 Evaporative cooling
 Additional air-conditioning
 Garden irrigation system
 Stylish roller blinds
 Garden shed
 Remote double tandem garage

Potential rental return

\$440-480 per week approx.

Auction

Saturday November 25th at 1pm

Contact

Rachel Waters - 0413 465 746
 Sam Ejtemai - 0449 946 226

Close proximity to

Schools

Burwood Heights Primary School – Zoned – 950m
 Forest Hill College – Zoned – 1.1km
 Vermont Primary School – 3.4km
 Emmaus College – 1.3km
 Deakin University – 6.6km

Shops

Forest Hill Chase - 750m
 Brentford Square – 2.4km
 Burwood One – 2.9km
 North Blackburn Shopping Centre – 4.8km
 Westfield Knox – 8.8km

Parks

Mahoneys Reserve – 500m
 Blackburn Lake – 2km
 Nunawading Aqualink – 1.3km

Transport

Blackburn Train Station – 3.4km
 Bus 736 – Mitcham Station to Blackburn Sth via Forest Hill Chase.
 Bus 765 – Mitcham Station to Box Hill Central via Forest Hill Chase.
 Bus 735 – Nunawading Station to Box Hill
 Tram 75 – Vermont Sth to City (from Burwood Hwy)

Terms

10% deposit, balance 30/45 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, dishwasher, 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

45 Barter Crescent, Forest Hill Vic 3131

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,120,000

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	37 Raleigh St FOREST HILL 3131	\$1,092,000	20/05/2017
2	39 Barter Cr FOREST HILL 3131	\$1,078,000	21/08/2017
3	45 Lasiandra Av FOREST HILL 3131	\$1,022,500	29/07/2017

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.~~



 3  1  1

Rooms:

Property Type: House (Res)

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



37 Raleigh St FOREST HILL 3131 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,092,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 6

Property Type: House (Res)

Land Size: 591 sqm approx



39 Barter Cr FOREST HILL 3131 (REI)

Agent Comments

 4  1  1

Price: \$1,078,000

Method: Sold Before Auction

Date: 21/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 611 sqm approx



45 Lasiandra Av FOREST HILL 3131 (REI/VG)

Agent Comments

 3  2  -

Price: \$1,022,500

Method: Auction Sale

Date: 29/07/2017

Rooms: 7

Property Type: House (Res)

Land Size: 600 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.