



woodards 

3/16 Tiller Street, Burwood east

Additional information

Council Rates: \$TBAPA approx.

Water Rates: \$175 pq plus usage approx.

Owners Corp: \$TBA

General Residential Zone Schedule 1

Significant Landscape Overlay Schedule 9

Land size: 196sqm approx.

Age: 5years old- still under warranty

Brand new wool carpets

Double glazed windows

Reverse cycle heating and cooling (4x units)

BOSCH 4 burner gas cooktop & electric oven

BOSCH dishwasher

Stone benchtops & soft closing cabinets in kitchen

Ground floor main bedroom with WIR/ensuite

Two bedrooms upstairs with BIRs

Central bathroom plus separate WC

Multiple linen/storage cupboards

North facing courtyard with brand new pergola

Draught tolerant landscaping

2000L rain water tank (connected to WC)

Single garage with internal access plus extra space on title

Rental Estimate

\$600per week based on current market conditions

Close proximity to

Schools Burwood East Primary- Highbury Rd, Burwood East (1.6km)
Forest Hill College- Mahoneys Rd, Burwood East (3.6km)
PLC – Burwood Hwy, Burwood (3.8km)
Deakin Uni- Burwood Hwy, Burwood (2.9km)

Shops Burwood One- Burwood Hwy, Burwood East (850m)
Burwood Brickworks- Middleborough Rd, Burwood East (1.8km)
The Glen- Springvale Rd, Glen Waverley (4.4km)

Parks Highbury Park- Highbury Rd, Burwood East (1.1km)

Transport Tram 75 Vermont South to Docklands
Bus 732 Box Hill to Upper Ferntree Gully
Bus 735 Box Hill to Nunawading
Syndal train station (3.5km)

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Settlement

10% deposit, 60 days (neg), or other such terms the vendor has agreed to in writing prior to auction

Method

Auction Saturday 15th May at 11am



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au

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

3/16 Tiller Street, Burwood East Vic 3151

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price

\$704,000

Property Type

Unit

Suburb

Burwood East

Period - From

01/04/2020

to

31/03/2021

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 | 3/61 Muir St MOUNT WAVERLEY 3149 | \$1,035,000 | 25/03/2021 |
| 2 | 13/1 Royton St BURWOOD EAST 3151 | \$996,150 | 17/04/2021 |
| 3 | 2/1 La Frank St BURWOOD 3125 | \$950,400 | 01/12/2020 |

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.~~

This Statement of Information was prepared on:

07/05/2021 10:58



 3  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$950,000 - \$990,000

Median Unit Price

Year ending March 2021: \$704,000

Comparable Properties



3/61 Muir St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  2  1

Price: \$1,035,000

Method: Auction Sale

Date: 25/03/2021

Property Type: Townhouse (Res)



13/1 Royton St BURWOOD EAST 3151 (REI)

Agent Comments

 4  2  1

Price: \$996,150

Method: Auction Sale

Date: 17/04/2021

Property Type: Townhouse (Res)



2/1 La Frank St BURWOOD 3125 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,400

Method: Private Sale

Date: 01/12/2020

Property Type: Townhouse (Single)

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.