# woodards w



# 2B Highview Grove, Burwood East

# **Additional Information**

Burwood East Primary School Zone

Low maintenance townhouse

Solid timber floors

Open plan living

Stylish kitchen with walk in pantry and premium Blanco

appliances

Second living area upstairs

Two spacious bedrooms

Master bedroom with walk-in robe and stone bench

ensuite

Second bedroom has access to sleek semi-ensuite

Downstairs powder room

Zone ducted heating and cooling

Security alarm

Deck courtyard area

Rainwater tank

Single remote garage

Rental Appraisal

Was leased at \$510 per week

Private Sale

Contact

Demi Liu 0434 192 556 Cameron Way 0418 352 380 Close proximity to

Schools Burwood East Primary School (zoned) – 1.5km

Forest Hill College (zoned) – 2.1km

Burwood Heights Primary School - 2.4km

Mount Waverley North Primary School - 2.9km

Deakin University – 3.3km

Shops Burwood One Shopping Centre – 550m

Woolworths Burwood East – 2km

Forest Hill Chase Shopping Centre - 3.5km

The Glen Shopping Centre-4.1km

Parks East Burwood Reserve – 1.3km

Highbury Park – 1.1km

Eley Park – 1.3km

Transport Bus route 735 Box Hill to Nunawading -200m

Bus route 732 – Mordialloc to Chelsea – 500m

Tram 75 - City to Vermont South - 400m

Syndal Train Station - 3.4km

Terms

10% deposit, balance 30/60 days or other such terms that the vendors have agreed to in writing.

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

Address	2b Highview Grove, Burwood East Vic 3151
Including suburb and	3

Address	2b Highview Grove, Burwood East Vic 3151
Including suburb and	
postcode	

# Indicative selling price

Property offered for sale

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

# Median sale price

Median price	\$625,000	Hou	Ise	Unit	Х	Subu	Burwood East
Period - From	01/04/2018	to	31/03/2019		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 sixmonths 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		
2		
3		

#### OR

В\* 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.

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Rooms:

Property Type: Townhouse (Res) Land Size: 195 sqm approx

Agent Comments

**Indicative Selling Price** \$795,000 **Median Unit Price** Year ending March 2019: \$625,000

# Comparable Properties



48a Aldinga St BLACKBURN SOUTH 3130 (REI/VG)

**-**2

Price: \$790.000 Method: Private Sale Date: 25/02/2019

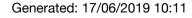
Rooms: 5

Property Type: Townhouse (Single) Land Size: 186 sqm approx

Agent Comments

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.

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#### **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.