



woodards 

## 7 Cookson Way Burwood VIC

### Additional information

Council rate per annum \$2078.05

Water rate \$551

Land Size 485sqm

Neighbourhood Residential Zone Schedule 2

Central Alarm System

Zoned central refrigerated cooling & heating system

Wine Storage

### Rental Estimates

\$750 a week (may vary depending on supply and demand of the time of leasing).

### Chattels

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

### Settlement

10% deposit, balance 30, 60, 90 days or any other such terms that have been agreed to in writing by the vendor.

### Close proximity to

#### Schools

PLC College (2.1KM)  
Deakin University (2.1KM)  
Park Hill Primary – Zoned (500m)  
Essex Heights Primary- (800m)  
Ashwood High School- Zoned (800m)  
Mount Waverley secondary College (2.1m)

#### Shops

Burwood One Shopping Centre (4.8km)  
Burwood Brickworks Shopping Centre (3.5km)  
Burwood Heights Shopping Centre (3.2km)  
Chadstone Shopping Centre (5.0km)

#### Parks

Park Hill Reserve (1.0km)  
Riversdale Golf Club (2.0km)  
Essex Heights Reserve (1.4km)  
Gardiners Creek Reserve (2.5km)  
Federal Reserve (2.3km)

#### Transport

Ashburton Train Station (4km)  
Mount Waverley Station (3.3km)  
Jordanville Train Station (2.2km)  
Bus 767 - Box Hill via Chadstone  
Bus 767 – Chadstone Shopping Centre



**Alex Chu**  
0423 300 321



**Jackie Mooney**  
0401 137 901

# 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

7 Cookson Way, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Burwood

Period - From 01/07/2021 to 30/06/2022 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	2/50 Morton Rd BURWOOD 3125	\$1,475,000	13/08/2022
2	1/40 Haig St BURWOOD 3125	\$1,400,000	15/08/2022
3	4 Maiden Ct BURWOOD 3125	\$1,391,000	20/08/2022

**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:

09/09/2022 12:58



 5  2  2

**Property Type:** House (Res)  
**Land Size:** 485 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
Year ending June 2022: \$1,450,000

## Comparable Properties



2/50 Morton Rd BURWOOD 3125 (REI)

**Agent Comments**

 4  2  2

**Price:** \$1,475,000  
**Method:** Auction Sale  
**Date:** 13/08/2022  
**Property Type:** House (Res)



1/40 Haig St BURWOOD 3125 (REI)

**Agent Comments**

 4  3  2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 15/08/2022  
**Property Type:** House (Res)



4 Maiden Ct BURWOOD 3125 (REI)

**Agent Comments**

 4  2  2

**Price:** \$1,391,000  
**Method:** Auction Sale  
**Date:** 20/08/2022  
**Property Type:** House (Res)

## 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 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](mailto: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](mailto: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.