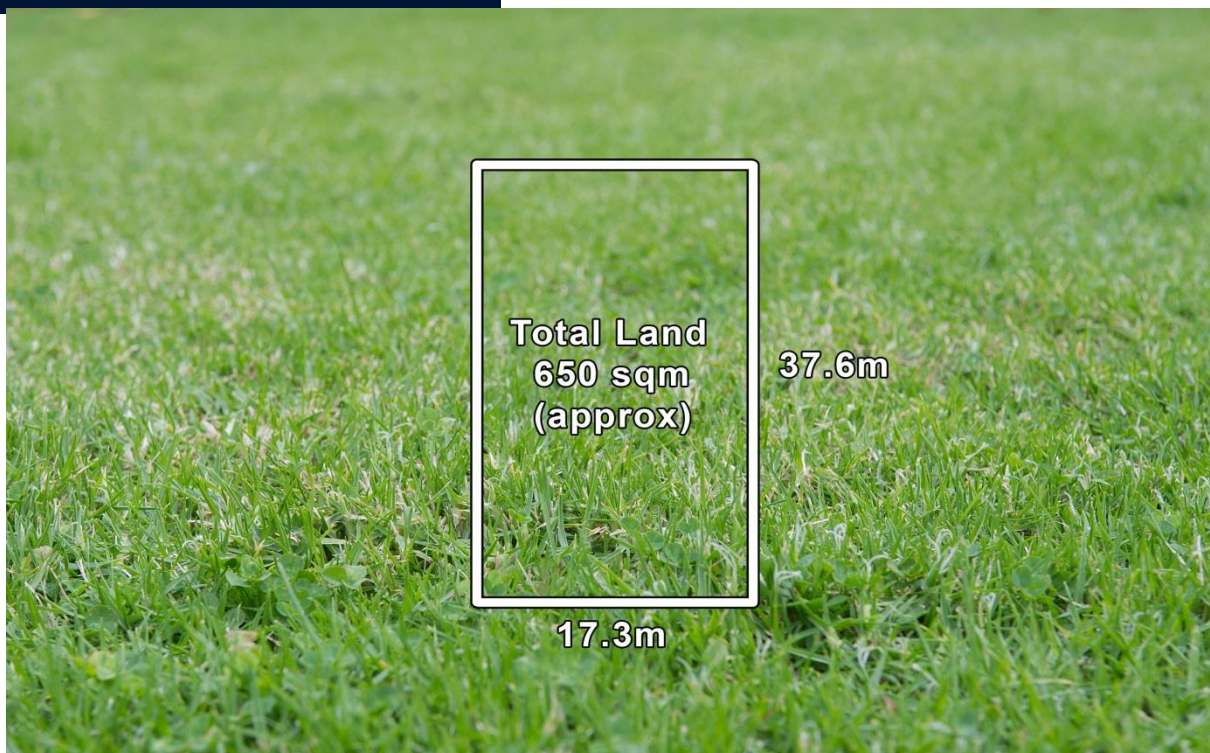




64 Harrison Avenue, Burwood

Additional Information

Land size: 650m² approx.

Council rates: \$TBA

North-facing rear orientation

New home opportunity (STCA)

Development opportunity (STCA)

Close proximity to

Schools

Parkhill Primary School (zoned) – 2.2km

ST Benedict's Primary School – 1.2km

Ashwood Secondary College (zoned) – 1.6km

Presbyterian Ladies' College – 2.1km

Deakin University – 2.9km

Shops

Ashwood Woolworths Shopping Centre – 1.5km

Burwood One Shopping Centre – 5.8km

Box Hill Central – 5.9km

Chadstone Shopping Centre – 4.1km

Parks

Eastern Lions Soccer Club Park – 210m

Gardiners Creek Trail – 700m

Summerhill Park – 2.0km

Transport

Bus route 903 – Mordialloc - Altona – 550m

Bus route 734 – Glen Iris – Glen Waverley – 1.4km

Tram 75 – City to Vermont South – 1.1km

Ashburton Train Station – 2.6km

Auction

Saturday 12th August at 11:00am

Contact

Christine Bafas 0427 835 610

James Zhang 0433 508 847

Blackburn 100 South Parade 9894 1000

Terms

10% deposit, balance 30-60 days (neg.) or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

Christine Bafas
9894 1000
0427 835 610
cbafas@woodards.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2017: \$1,432,500



Rooms:

Property Type:

Agent Comments

Comparable Properties

217 Huntingdale Rd ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,126,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 656 sqm approx



27 Yooralla St ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,080,000

Method: Auction Sale

Date: 03/07/2017

Rooms: 3

Property Type: House

Land Size: 610 sqm approx

5 Stephens St BURWOOD 3125 (VG)

Agent Comments



Price: \$1,050,000

Method: Sale

Date: 01/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 773 sqm approx

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

64 Harrison Avenue, Burwood Vic 3125

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,432,500

House

X

Suburb

Burwood

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
217 Huntingdale Rd ASHWOOD 3147	\$1,126,000	08/04/2017
27 Yooralla St ASHWOOD 3147	\$1,080,000	03/07/2017
5 Stephens St BURWOOD 3125	\$1,050,000	01/04/2017

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.