



22 Tisane Avenue, Forest Hill

Additional Information

Stone benchtops
 Gas fireplace
 Huge tiered island bench
 Walk-in pantry
 Blanco appliances
 3 Well Sized Bedrooms with WIR
 Balcony upstairs with views
 Master Bedroom with ensuite
 Alfresco dining deck
 Heated spa
 Ducted heating and cooling
 Under stairs storage
 Security Alarm
 Double remote garage.

Potential rental return

\$800 - \$850 per week approx.

Private Sale

Contact

Demi Liu – 0434 192 556
 Cameron Way – 0418 352 380

Close proximity to

Schools

Burwood Heights Primary School – zoned - 300m
 Forest Hill College – zoned - 600m
 Livingstone Primary School – 2.1km
 Emmaus Collage – 900m
 Box Hill High School – 5.4km

Shops

Forest Hill Chase – 1.6km
 Vermont South Shopping Centre – 2.5km
 The Glen Shopping Centre – 3.6km
 Burwood One Shopping Centre – 2.0km

Parks

Ansett Reserve – 550m
 Burwood East Linear Reserve – 750m
 Nunawading Cricket Club – 650m
 Davy Lane Reserve – 1.6km

Transport

Bus Route 765 Mitcham - Box Hill via Brentford Square & Forest Hill & Blackburn
 Bus Route 732 Box Hill - Upper Ferntree Gully
 Bus Route 735 Box Hill to Nunawading
 Bus Route 902 Chelsea - Airport West (SMARTBUS Service)

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

Property offered for sale

Address
Including suburb and
postcode

22 Tisane Avenue, Forest Hill Vic 3131

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

Range between \$1,220,000

&

\$1,330,000

Median sale price

Median price \$960,000

House

X

Unit

Suburb

Forest Hill

Period - From 01/01/2018

to

31/12/2018

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		
3		

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.~~



 4  2  2

Rooms:

Property Type: House

Land Size: 450 sqm approx

Agent Comments

Indicative Selling Price

\$1,220,000 - \$1,330,000

Median House Price

Year ending December 2018: \$960,000

Comparable Properties

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.

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.