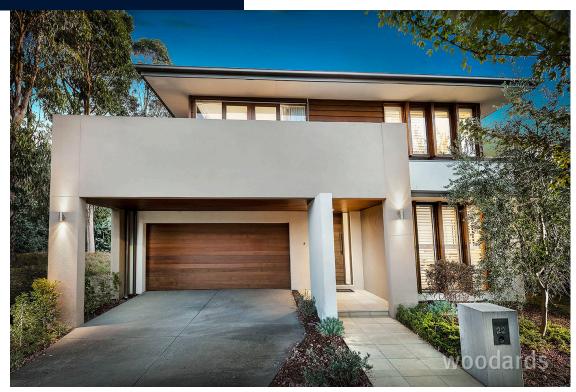
woodards



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 47	AF of the Estate	Agents Act 1980
Property offered for	sale				
Address Including suburb and postcode	iburb and				
Indicative selling pri	ce				
For the meaning of this	price see con	sumer.vic.gov.	au/underquoting		
Range between \$1,22	Range between \$1,220,000 & \$1,330,000				
Median sale price					
Median price \$960,0	00 Ho	use X	Unit	Suburb	Forest Hill
Period - From 01/01/2	2018 to	31/12/2018	Source	REIV	
Comparable property sales (*Delete A or B below as applicable)					
	e estate agent			he property for sal ders to be most co	
Address of comparable property				Price	Date of sale
1					

OR

2

3

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.

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111

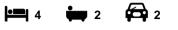




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Rooms:

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.

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111





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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.