



49 Somers Street, Burwood

Additional information

Size: 465m²

5 Bedrooms (oversized Master and 1 Bedroom downstairs)

2 stunning bathrooms

Extra powder room downstairs

Light filled study

High Ceilings upstairs and downstairs

Landscaped garden

Formal and Casual living zones

Stained Glass front door

Polished Timber floors throughout

Atrium with Glass ceiling/roof

Light filled home

2 front balconies upstairs

Chattels

All fixed floor coverings and electric light fittings and window furnishing as inspected

Contact

Russell Wheeler 0499 774 983

Mark Johnstone 0417 377 916

Close proximity to

Schools

Wattle Park Primary School (Zoned) – Burwood (600m)

Ashwood Secondary College- Vannam Dr, Ashwood (2.6km)

Hartwell Primary School, Camberwell (1.8km)

Deakin University- Burwood Hwy, Burwood (1.7km)

Shops

Wattle Park Shopping & Café- Elgar Rd-900m

Box Hill Centro- Whitehorse Rd, Box Hill (4.6km)

Camberwell Junction- Burke Rd, Camberwell (5.0km)

Chadstone Shopping Centre- Warrigal Rd, Chadstone (5.1km)

Parks/Rec

Wattle Park- Riversdale Rd, Burwood (900m)

Burwood Reserve-Glen Iris (1.5km)

Box Hill Golf Club- Station St, Box Hill South (2.6km)

Transport

Bus 766 - Box Hill to Burwood

Bus 767 Southland to Box Hill

Bus 768 Box Hill to Deakin Uni

Tram 75 - Etihad Stadium Docklands -Vermont

South

Surrey Hills train station (3.2km)

Potential rental return

\$720 to \$780 per week

Private Sale

Asking \$1,450,000

Terms

10% deposit balance 30/60/90 days

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

49 Somers Street, Burwood Vic 3125

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

Single price \$1,450,000

Median sale price

Median price \$1,388,000

House

X

Unit

Suburb Burwood

Period - From 01/07/2017

to

30/06/2018

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	9 Hastings St BURWOOD 3125	\$1,690,000	08/09/2018
2	44 Somers St BURWOOD 3125	\$1,615,000	12/05/2018
3	19a Naples St BOX HILL SOUTH 3128	\$1,500,000	10/09/2018

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.



Rooms:

Property Type: House

Land Size: 460.576 sqm approx

Agent Comments

Comparable Properties



9 Hastings St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,690,000

Method: Auction Sale

Date: 08/09/2018

Rooms: 10

Property Type: House (Res)



44 Somers St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,615,000

Method: Private Sale

Date: 12/05/2018

Rooms: 7

Property Type: House

Land Size: 642 sqm approx



19a Naples St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 10/09/2018

Rooms: 6

Property Type: House (Res)

Land Size: 380 sqm approx

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.