



10/383 Warrigal Road, Burwood

Additional information

Land Size: 244sqm approx.
 Built: Circa 1985
 Owners Corporation: \$2,022.80pa
 Water rates: \$177pq +usage (ref S32)
 Monash Council rates: \$1,175.45 (ref S32)
 10 units in the development
 Single level villa
 Spacious lounge and dining with bay window
 3 bedrooms- 2 with BIRs
 Kitchen with gas appliances
 Meals area
 Ducted heating
 Air-con to lounge
 Neat central bathroom with shower over bath
 Separate toilet
 Double remote garage
 1600L water tank

Close proximity to

Schools	Hartwell Primary School- Milverton St, Camberwell (1.7km) Ashburton Primary School- Fakenham Rd, Ashburton (1.7km) Ashwood High School- Vannam Dr, Ashwood (1.9km) Emmaus College- Warrigal Rd, Burwood (800m) PLC- Burwood Hwy, Burwood (1.4km) Deakin University- Burwood Hwy, Burwood (2.1km)
Shops	Burwood Village- Toorak Rd, Glen Iris (700m) Woolworths Ashwood- Warrigal Rd, Ashwood (1.2km) Chadstone Shopping Centre- Warrigal Rd, Malvern East (4km)
Parks	Burwood Reserve- Warrigal Rd, Glen Iris (200m) Gardiners Creek Trail- via Evan St, Burwood (1km)
Transport	Tram 75- Docklands to Vermont South Burwood train station (1.5km) Ashburton train station (1.9km) Bus 700- Altona to Mordialloc

Potential rental return

\$460 per week based on current market

Chattels

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

AUCTION SATURDAY 15th JUNE AT 12PM

Terms

10% deposit balance 30/60 days or other such terms that the vendor has agreed to in writing prior to auction.

Contact

Julian Badenach 0414 609 665
 Luke Banitsiotis 0402 261 116

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

10/383 Warrigal Road, Burwood Vic 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000

&

\$680,000

Median sale price

Median price \$800,000

House

Unit

X

Suburb Burwood

Period - From 01/04/2018

to

31/03/2019

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	1/26 Cornell St CAMBERWELL 3124	\$686,000	23/03/2019
2	2/20 Alfred Rd GLEN IRIS 3146	\$680,000	23/02/2019
3	3/3 Scott Gr BURWOOD 3125	\$645,000	06/04/2019

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.



 3  1  2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$640,000 - \$680,000

Median Unit Price

Year ending March 2019: \$800,000

Comparable Properties



1/26 Cornell St CAMBERWELL 3124 (REI)

Agent Comments

 2  1  1

Price: \$686,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: Unit



2/20 Alfred Rd GLEN IRIS 3146 (REI)

Agent Comments

 2  1  1

Price: \$680,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: Unit



3/3 Scott Gr BURWOOD 3125 (REI)

Agent Comments

 2  1  1

Price: \$645,000
Method: Auction Sale
Date: 06/04/2019
Rooms: 4
Property Type: Unit

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**. 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.