

woodards w

Additional information

Council Rates: \$1359 pa inc. FSL (refer to Section 32)

General Residential Zone Schedule 3 Significant Landscape Overlay Schedule 9

Dark timber floors

Functional kitchen with gas cooking

3 bedrooms (1 with BIR)

Private study/office with external access

Double vanity bathroom

Separate toilet

Single carport with extra parking

North-facing back garden and courtyard

Garden shed

Ducted heating

Wall air-conditioning

Internal / external size

Land size: 337sqm approx.

Settlement

30/60/90 days or any other such terms that have been agreed to in writing by the vendor prior to auction

Method

Auction Saturday 19th June at 12pm



Cameron Way 0418 352 380



Close proximity to

Schools Roberts McCubbin Primary School (Zoned) – 2.1km

Ashwood High School (Zoned) – 3.7km Mount Scopus Memorial College – 750m Presbyterian Ladies College – 2.1km

Deakin University - 600m

Shops Burwood Brickwork Shopping Centre – 1.4km

Box Hill Central – 3.1km

Burwood One Shopping Centre - 3.8km

Westfield Doncaster - 7km

Parks Gardiners Reserve – 500m

Bennetswood Reserve – 1.5km Wattle Park, Elgar Rd – 1.6km

Transport Tram 75 - Etihad Stadium Docklands - Vermont South

Bus 735 Box Hill to Nunawading

Bus 732 Box Hill - Upper Ferntree Gully via Vermont South &

Knox

Tenancy Details

\$1,890 per calendar month to 1/12/21

Chattels

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

Jackie Mooney 0401 137 901

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/9 Farleigh Avenue, Burwood Vic 3125
Including suburb and	
postcode	

Indicative selling price

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

Range between \$780,000	&	\$858,000
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Median sale price

Median price	\$899,000	Pro	perty Type Ur	nit		Suburb	Burwood
Period - From	01/01/2021	to	31/03/2021	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	1/46 Gillard St BURWOOD 3125	\$857,000	27/03/2021
2	2/10 Houston Ct BOX HILL SOUTH 3128	\$835,000	10/04/2021
3	1/13 Farleigh Av BURWOOD 3125	\$790,000	03/12/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/05/2021 10:46





Cameron Way 9894 1000 0418 352 380 cway@woodards.com.au

Indicative Selling Price \$780,000 - \$858,000 **Median Unit Price** March quarter 2021: \$899,000





Property Type: Unit Land Size: 337 sqm approx

Agent Comments



Comparable Properties



1/46 Gillard St BURWOOD 3125 (REI)

-3

6 2

Price: \$857.000 Method: Auction Sale Date: 27/03/2021 Property Type: Unit

Land Size: 384 sqm approx

Agent Comments

Agent Comments



2/10 Houston Ct BOX HILL SOUTH 3128 (REI)

-- 3



Price: \$835.000 Method: Auction Sale Date: 10/04/2021 Property Type: Unit



1/13 Farleigh Av BURWOOD 3125 (REI)

--- 2



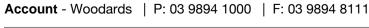
Price: \$790,000

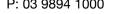
Method: Sold Before Auction

Date: 03/12/2020 Property Type: Unit

Land Size: 336 sqm approx

Agent Comments











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.