



woodards 

10/90 Burwood Highway, Burwood East

Additional information

Body Corporate: \$1860 Per Annum
Council Rate: \$1039.60
Maintenance Fee: \$1060 Per Annum
Land size: Approx. 172sqm
Complex built: 1977
Internal size: Approx. 95sqm
14 units in the complex
Hardwood floor under carpet
Internal complex access to Benwerrin Reserve

Current Rental

\$390 - \$420 per week, per week based on current market conditions

Settlement

10% Deposit. 30/60/90 days or any other such terms that have been agreed to in writing by the vendor

Chattels

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

Close proximity to

Schools

Orchard Grove Primary School- **Zoned** (1.9km)
Mount Waverley Secondary College- **Zoned** (1.7km)
Deakin University (2.5km)
PLC (3.5km)

Shops

Burwood Heights Shopping Centre (850m)
Burwood Brickworks Shopping Centre (1.1km)
Burwood One Shopping Centre (2.0km)
Forest Hill Chase Shopping Centre (4.4km)
Chadstone Shopping Centre (8.8km)
289 Asian Supermarket (2.3km)

Parks

Benwerrin Reserve (210m)
Ballyshannassy Park (1.3km)
Lawrence Reserve (1.3km)
Holland Gully Reserve (1.4km)
Highbury Park (2.2km)

Transport

Laburnum Train Station (4.6km)
Mount Waverley Train Station (3.5km)
Bus route 732 → Box Hill Station
Tram 75 Old Burwood Rd / Burwood Hwy → City



Alex Chu
0423 300 321



Rachel Waters
0413 465 746

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

10/90 Burwood Highway, Burwood East Vic 3151

Indicative selling price

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

Range between

\$550,000

&

\$599,500

Median sale price

Median price

\$780,500

Property Type

Unit

Suburb

Burwood East

Period - From

06/02/2022

to

05/02/2023

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	1/14 Charlotte St BLACKBURN SOUTH 3130	\$620,000	20/08/2022
2	6/10 Boyd St BLACKBURN SOUTH 3130	\$592,500	17/09/2022
3	107/213 Burwood Hwy BURWOOD EAST 3151	\$500,000	30/08/2022

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.~~

This Statement of Information was prepared on:

06/02/2023 10:19



 2  1  1

Property Type: Unit
Land Size: 172 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$599,500
Median Unit Price
06/02/2022 - 05/02/2023: \$780,500

Comparable Properties



1/14 Charlotte St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 2  1  1

Price: \$620,000
Method: Auction Sale
Date: 20/08/2022
Property Type: Unit



6/10 Boyd St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 2  1  1

Price: \$592,500
Method: Auction Sale
Date: 17/09/2022
Property Type: Unit
Land Size: 125 sqm approx

107/213 Burwood Hwy BURWOOD EAST 3151 (VG)

Agent Comments

 2  -  -

Price: \$500,000
Method: Sale
Date: 30/08/2022
Property Type: Subdivided Flat - Single OYO Flat

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.