



36 Banbury Street, Burwood East

Additional Information

Land size: 545m² approx.

Braemar gas ducted central heating to 8 outlets

Braemar evaporative cooling system to 6 outlets

7.1KW Daikin split system in TV area, and 2.5KW split system to 2 bedrooms

1 standalone Vulcan wall heater to kitchen/TV area

Vulcan mains pressure gas outdoor hot water heater

New custom designed kitchen which includes: Gas AEG stove oven, Miele dishwasher, AEG wall oven & AEG range hood. Additional storage cabinets under main eating area, pull out pantry & custom designed sideboard with built in downlights

Halogen downlights throughout (except main dining area)

Fully renovated custom-designed main bathroom with walk in shower and tub plus heater/exhaust unit

Fully renovated and custom designed ensuite

Second toilet in laundry – all toilets with soft closing lids

Valet ducted vacuum system

1.5 Kw P.V. solar array with HR-INV-X01 grid-connected PV Inverter (60 cents kwh feed in tariff from Origin Energy)

Low maintenance front and rear gardens

Extra Colorbond patio at entrance to garage

Double lock up garage fitted with automatic roller door

2 plastic rainwater storage tanks with capacity 2100L

Rental Appraisal

\$470.00 - \$520.00 per week. (Approx.)

Close proximity to

Schools

Burwood East Primary School (zoned) – 750m

Burwood Heights Primary School – 1.5km

Forest Hill College (zoned) – 1.6km

Emmaus College – 2.4km

Shops

Burwood One Shopping Centre – 750m

Forest Hill Chase Shopping Centre – 1.5km

The Glen Shopping Village – 3.2km

Chadstone Shopping Centre – 8.9km

Parks

East Burwood Reserve – 550m

Highbury Park – 800m

Tally Ho Reserve – 1.5km

Transport

Bus route 703 – Box Hill to Nunawading – 350m

Bus route 736 – Mdl Brighton to Blackburn – 350m

Bus route 732 – Mordialloc to Chelsea – 600m

Tram 75 – City to Vermont South – 600m

Syndal Train Station – 2.9km

Auction

Saturday 2nd September 2017 at 11:00am

Terms

10% deposit, balance 60/90 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

Chattels

All fixed floor coverings, window furnishings and light fittings.

Contact

Christine Bafas - 0427 835 610

Cameron Way - 0418 352 380



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 561 sqm approx

Agent Comments

Comparable Properties



8 Kalista Ct BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$1,210,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 5

Property Type: House (Res)

Land Size: 562 sqm approx



59 Dorothy St BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$1,191,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 4

Property Type: House (Res)

Land Size: 553 sqm approx



1 Melba Ct BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,113,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 560 sqm approx

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

36 Banbury Street, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,180,000

House

X

Suburb

Burwood East

Period - From 01/04/2017

to

30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
8 Kalista Ct BURWOOD EAST 3151	\$1,210,000	25/03/2017
59 Dorothy St BURWOOD EAST 3151	\$1,191,000	08/04/2017
1 Melba Ct BURWOOD EAST 3151	\$1,113,000	29/04/2017

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.