



5/380 Burwood Highway Burwood

Additional Information

Built: 2010
 House size: 104m²
 Land size: 143m²
 Modern 2 bedroom townhouse
 Walking distance to shops & transport
 Mount Waverley Secondary School zone
 Open plan living with polished hardwood floors
 Outdoor entertainment deck
 Quality stone benchtop with pendant light
 900mm Blanco 5 burner gas cooktop
 600mm Blanco electric oven
 Double drawer dishwasher
 Separate downstairs powder room and laundry facilities
 Bedrooms with built in robes
 Semi frameless shower screens and quality tiling
 Alarm system
 Quality carpets upstairs
 2000L water tank
 Single garage with remote controlled automatic door

Potential rental return

\$420.00 - \$460.00 per week approx.

Private Sale: \$739,000

Contact

James Zhang – 0433 508 847
 Julian Badenach – 0414 609 665

Close proximity to

Schools	St Scholastic's Kindergarten - 550m Essex Heights Primary School – Zoned – 2.9km Roberts McCubbin Primary – 3.3km Mount Waverley Secondary School – Zoned – 1.7km Presbyterian Ladies' College (PLC) – 2km Mount Scopus Memorial College 1.2km Deakin University – 1.3km
Shops	Burwood Heights Shopping Village – 260m Burwood One – 1.9km Woolworths Burwood East – 400m
Parks	Wattle Park – 4km Lynden Park – 4.5km Eley Park – 1.8km Summerhill Park – 5.8km
Transport	Bus route 732 – Box Hill – Knox City – 93m Bus route 733 – Monash University to Mt Waverley – 270m Tram 75 – CBD – Vermont South – 290m Burwood Train Station – 4.8km

Terms

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

Chattels

All fixed floor coverings, window furnishings and light fittings.

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

5/380 Burwood Highway, Burwood Vic 3125

Indicative selling price

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

Single price

\$739,000

Median sale price

Median price

\$839,500

House

Unit

X

Suburb

Burwood

Period - From

01/10/2016

to

30/09/2017

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	16/1-5 Royton St BURWOOD EAST 3151	\$775,000	31/03/2017
2	27/12 Surrey Rd MOUNT WAVERLEY 3149	\$733,000	29/04/2017
3	3/380 Burwood Hwy BURWOOD 3125	\$728,000	27/04/2017

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.~~



 2  1  1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price

\$739,000

Median Unit Price

Year ending September 2017: \$839,500

Comparable Properties



16/1-5 Royton St BURWOOD EAST 3151 (REI/VG)

Agent Comments

 3  2  1

Price: \$775,000

Method: Private Sale

Date: 31/03/2017

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 152 sqm approx

27/12 Surrey Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 3  1  1

Price: \$733,000

Method: Auction Sale

Date: 29/04/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 131 sqm approx



3/380 Burwood Hwy BURWOOD 3125 (REI/VG) **Agent Comments**

 2  1  1

Price: \$728,000

Method: Sold Before Auction

Date: 27/04/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 108 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.