



woodards 

11 Anthony Court, Burwood East,

Additional information

606SQM of land approx.
Open plan living space
2 Bathrooms
4 Parking Spaces
Floorboard throughout
Double Glazing windows
Ducted heating
Split System
Sliding kitchen windows with blinds
Large granite kitchen benchtop
Multiple Sky lights (entry, Living area)
Heated towel rail

Rental Estimate

\$550 per week based on current market conditions

Chattels

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

Settlement

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

Close proximity to

Schools

Forest Hill College (Zoned)
Burwood Heights Primary School (Zoned)
Emmaus College
Kingswood College

Shops

Burwood One Shopping Centre – 1.4km
24/7 Kmart – 1.4km
Burwood Brickworks Shopping Centre – 2.9km
Forest Hill Chase- Canterbury Rd, Blackburn (2.3km)
RSPCA – Burwood East 2.5km

Transport

70 Tram (Blackburn rd/Burwood Hwy)
Bus Stop 732 (Tainton rd/Burwood Hwy towards Box hill)
Bus 703 (Middle Brighton to Blackburn via Monash Uni)
Bus Stop 736 (Tainton rd/Hawthorn rd towards the Glen)

Parks

Holland Gully 1.7km
Eley Park 1.6km
Orchard Grove Reserve 2.1km
Mahoneys Reserve Playground 2.2km
Cloverdale Close Playground 550m



Alex Chu
0423 300 321



Julian Badenach
0414 609 665

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

11 Anthony Court, Burwood East Vic 3151

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,307,500

Property Type

House

Suburb

Burwood East

Period - From

01/10/2021

to

31/12/2021

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	30 Ruby St BURWOOD EAST 3151	\$1,250,000	04/12/2021
2	31 Robinlee Av BURWOOD EAST 3151	\$1,250,000	12/12/2021
3	1 Dobell St BLACKBURN SOUTH 3130	\$1,120,000	18/12/2021

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:

01/03/2022 15:43



 3  2  4

Property Type: House (Previously Occupied - Detached)

Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

December quarter 2021: \$1,307,500

Comparable Properties



30 Ruby St BURWOOD EAST 3151 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,250,000

Method: Sold Before Auction

Date: 04/12/2021

Property Type: House

Land Size: 588 sqm approx

31 Robinlee Av BURWOOD EAST 3151 (REI)

Agent Comments

 3  1  2

Price: \$1,250,000

Method: Auction Sale

Date: 12/12/2021

Property Type: House (Res)

Land Size: 585 sqm approx



1 Dobell St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  2  1

Price: \$1,120,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

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.