



**woodards** 

## 1A Inverness Ave, Burwood

### Additional information

Council Rate: \$1365.70

Water Rate: \$126.79

Land size: 291sqm

House on its own title

2000L Rainwater tank

Double block-out blinds throughout the house

Fully equipped workshop

Solar panels x 6

**Future Suburban Rail Loop underground station opposite to Deakin University**

### Chattels

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

### Settlement

60/90 or any other such terms that have been agreed to in writing by the vendor.

### Rental Estimate

\$590 - \$620 per week based on current market conditions.

### Close proximity to

**Schools** **Roberts McCubbin Primary School**– Zoned (2km)  
**Ashwood High School (VCE ranked 33) - Zoned (3.6km)**  
 Mount Scopus Memorial College (900m)  
 Deakin University (350m)  
 Presbyterian Ladies College (PLC) (2km)

**Shops** Burwood One Shopping Centre (3.5km)  
 Burwood Brickworks Shopping Centre (1.6km)  
 Forest Hill Chase Shopping Centre (5.5km)  
 Chadstone – The Fashion Capital (9.2km)  
 289 Asian Supermarket (4.7km)  
 Box Hill Central (3km)

**Parks** Eley Park Reserve (500m)  
 Bennettswood Reserve (1.4km)  
 Wattle Park Tram Playground (3.1km)  
 Gardiners Creek Reserve (400m)

### Transport

- Box Hill Station (3.6km)**
- Bus route 732 (8 mins by bus, 7 mins by car)
- Burwood Station (4.9km)**
- Bus route 732 change Tram 75 (23 mins by bus & Tram, 10 mins by car)
- Melbourne Flinders Station**
- Bus Route 732 towards Box station – Belgrave Lines towards city (50 mins approx.)



**Alex Chu**  
0423 300 321



**Jessica Chin**  
0423 213 443

# 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

1A Inverness Avenue, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,271,000 Property Type House Suburb Burwood

Period - From 01/10/2022 to 31/12/2022 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 | 20 Greenwood St BURWOOD 3125       | \$950,000 | 29/10/2022   |
| 2 | 39 Boardman CI BOX HILL SOUTH 3128 | \$940,000 | 06/11/2022   |
| 3 | 2a Monica St BURWOOD 3125          | \$888,000 | 16/11/2022   |

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:

13/02/2023 09:08



 3  2  2

**Property Type:** House  
**Land Size:** 291 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
December quarter 2022: \$1,271,000

## Comparable Properties



**20 Greenwood St BURWOOD 3125 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 29/10/2022  
**Property Type:** House (Res)  
**Land Size:** 241 sqm approx



**39 Boardman CI BOX HILL SOUTH 3128 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$940,000  
**Method:** Auction Sale  
**Date:** 06/11/2022  
**Property Type:** Unit  
**Land Size:** 265 sqm approx



**2a Monica St BURWOOD 3125 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$888,000  
**Method:** Sold Before Auction  
**Date:** 16/11/2022  
**Property Type:** House (Res)  
**Land Size:** 238 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 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](mailto: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](mailto: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.