



18 Tainton Road, Burwood East

Additional information

General Residential Zone - Schedule 1
 Land size: 598 sqm approx.
 Council rates: TBC
 Yarra Valley Water rates: TBC
 Built circa 1960
 Security entrance
 Hardwood floorboards under carpet
 Gas ducted heating throughout
 Large family room with split system unit & skylight
 Master bedroom with BIR & ensuite
 2 bedrooms with BIRs
 Central bathroom with separate bath and shower
 Powder room
 Kitchen with excellent storage
 Gas upright oven & dishwasher
 Sunblinds
 Garden shed
 Water tank with pump (garden only)

Contact

Julian Badenach 0414 609 665
 Jessica Hellmann 0411 034 939

Blackburn 100 South Parade 9894 1000

Close proximity to

Schools	Burwood Heights Primary School - Hawthorn Rd, Burwood East (1km) Forest Hill College - Mahoneys Rd, Burwood East (550m) PLC - Burwood Hwy, Burwood (4.7km) Deakin University - Burwood Highway Burwood (4km)
Shops	Forest Hill Chase Shopping Centre (2.3 km) Burwood One Shopping Centre (950m)
Parks	East Burwood Cricket Club (1.5km) Eley Park (1.5km)
Transport	Bus route 732- Burwood Hwy (800m) Bus route 703 / 735 / 736 - Blackburn Road (700m) Tram 75- Vermont South to City (800m) Blackburn train station (3.9km)

Potential rental return

\$450.00 per week

Auction

Saturday 2nd September at 12pm

Terms

10% deposit balance 60 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 electric light fittings as inspected



 3  2  1

Rooms: 5
Property Type: house
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 June quarter 2017: \$1,180,000

Comparable Properties



11 Kalista Ct BURWOOD EAST 3151 (REI)

Agent Comments

 3  1  1

Price: \$1,180,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 5
Property Type: House (Res)



389 Blackburn Rd BURWOOD EAST 3151 (REI)

Agent Comments

 3  2  2

Price: \$1,150,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 4
Property Type: House (Res)
Land Size: 668 sqm approx



16 Hutchinson St BURWOOD EAST 3151 (REI)

Agent Comments

 3  1  2

Price: \$1,061,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 597 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

18 Tainton Road, Burwood East Vic 3151

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

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
11 Kalista Ct BURWOOD EAST 3151	\$1,180,000	01/07/2017
389 Blackburn Rd BURWOOD EAST 3151	\$1,150,000	08/07/2017
16 Hutchinson St BURWOOD EAST 3151	\$1,061,000	03/06/2017

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.