



2A Kenneth Street, Bulleen

Additional Information

No body corporate
 Separate driveway
 Brand new
 Natural marble stone step entrance
 Refrigerated ducted heating & cooling
 Hardwood timber flooring
 Downstairs study with feature timber wall
 2 pac kitchen cupboards
 40mm stone bench tops
 Bosch gas cook top
 Bosch Electric oven
 2.4 metre doors
 Fully fitted robes
 LED downlights
 Breakfast bar
 Grand bathroom with floor to ceiling tiles
 Landscaped garden

Rental Appraisal

\$500.00 - \$540.00 per week approx.

For Sale

Asking \$929,000

Contact

Sam Ejtemai 0449 946 226
 Julian Badenach 0414 609 665

Close proximity to

Schools

Belle Vue Primary School (Zoned) – 2.5km
 Marcellin College (Zoned) – 2.1km
 Boroondara Park Primary School – 3.7km
 Bulleen Heights School – 1.4km

Shops

Westfield Doncaster – 3.6m
 Bulleen Plaza – 1.1km
 Coles Bulleen – 1.0km
 Box Hill Centro – 6.4km

Parks

Koonung Creek Reserve – 1.0km
 Morris Williams Reserve – 750m
 Harold Street Reserve – 600m
 Bullen Cricket Club – 900m

Transport

Bus Route 200 - City (Queen St) – Bulleen
 Bus Route 350 - City - La Trobe University via Eastern Fwy
 Bus Route 905 - City - The Pines SC via Eastern Fwy, Templestowe (SMARTBUS Service)
 Bus Route 280 - Manningham Loop via Tunstall Square SC, Doncaster SC

Terms

10% deposit, balance 30/60 days or other such terms which have been agreed to in writing by the vendor prior to the commencement of the auction

Chattels

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

2a Kenneth Street, Bulleen Vic 3105

Indicative selling price

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

Single price \$929,000

Median sale price

Median price \$1,289,000

House

X

Unit

Suburb Bulleen

Period - From 01/07/2017

to

30/06/2018

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	5a Cuthbert St BULLEEN 3105	\$965,800	30/07/2018
2	1/2 Dumossa Av BULLEEN 3105	\$930,000	24/03/2018
3	40 Hotham St TEMPLESTOWE LOWER 3107	\$900,000	11/08/2018

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.



 3  2  1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



5a Cuthbert St BULLEEN 3105 (REI)

Agent Comments

 3  2  1

Price: \$965,800

Method: Private Sale

Date: 30/07/2018

Rooms: -

Property Type: Unit



1/2 Dumossa Av BULLEEN 3105 (REI/VG)

Agent Comments

 3  2  2

Price: \$930,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: Unit

Land Size: 296 sqm approx



40 Hotham St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  1

Price: \$900,000

Method: Auction Sale

Date: 11/08/2018

Rooms: 6

Property Type: Townhouse (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 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.