



7/22 Middleborough Road, Burwood East

Additional Information

Land size: 203m² approx.
 Council rates: \$ 1,140 per annum approx.
 Body Corporate: \$1,155 per annum approx.
 Ducted heating
 Reverse cycle cooling
 Low maintenance living
 Spacious central lounge
 Separate kitchen and meals
 Large Master bedroom with walk-in robe
 Ducted vacuum
 Sunroom
 Large rear courtyard and garden
 Double remote garage
 Mt Waverley Secondary School zone

Potential rental return
 \$390 - \$420 per week approx.

Auction
 Saturday 24th June at 1:00pm

Contact
 Christine Bafas 0427 835 610
 Cameron Way 0418 352 380

Close proximity to

Schools	Mt Waverley Nth Primary School (zoned) – 2.2km Burwood East Primary School – 2.0km Mount Waverley Secondary College (zoned) – 1.1km Wesley College, Glen Waverley Campus – 3.8km
Shops	Burwood One Shopping Centre – 1.8km Box Hill Centro – 4.5km Forest Hill Chase Shopping Centre – 4.8km Chadstone Shopping Centre – 6.8km
Parks	Ballyshannassy Park – 400m Box Hill Golf Club – 2.9km East Burwood Reserve – 2.8km
Transport	Bus route 733 – Box Hill to Ferntree Gully – 25m Bus route 732 – Mdl Brighton to Blackburn – 400m Tram 75 – City to Vermont South – 400m Mt Waverley Train Station – 2.4km

Council Capital Improved Value
 \$595,000

Terms
 10% deposit, balance 30/60 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 light fittings.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/2 Sitar Ct BURWOOD EAST 3151 (REI)



Price: \$780,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 4

Property Type: Unit

Agent Comments

Situated at the rear of the block of two and in a court location however not located in the MWSC zone.



9a Bettina St BURWOOD EAST 3151 (REI)



Price: \$788,000

Method: Auction Sale

Date: 18/03/2017

Rooms: 4

Property Type: House (Res)

Agent Comments

Property has it's own street frontage and updated kitchen, also located in the Mount Waverley Secondary Zone as is the subject property.



1a Moona St BURWOOD EAST 3151 (REI/VG)



Price: \$730,000

Method: Auction Sale

Date: 03/12/2016

Rooms: 4

Property Type: House (Res)

Land Size: 272 sqm

Agent Comments

Situated in the same school zone however a two bedroom property with it's own frontage.

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

7/22 Middleborough Road, Burwood East Vic 3151

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

Range between \$670,000

&

\$737,000

Median sale price

Median price \$1,119,750

House

X

Suburb

Burwood East

Period - From 01/01/2017

to

31/03/2017

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
2/2 Sitar Ct BURWOOD EAST 3151	\$780,000	01/04/2017
9a Bettina St BURWOOD EAST 3151	\$788,000	18/03/2017
1a Moona St BURWOOD EAST 3151	\$730,000	03/12/2016

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.