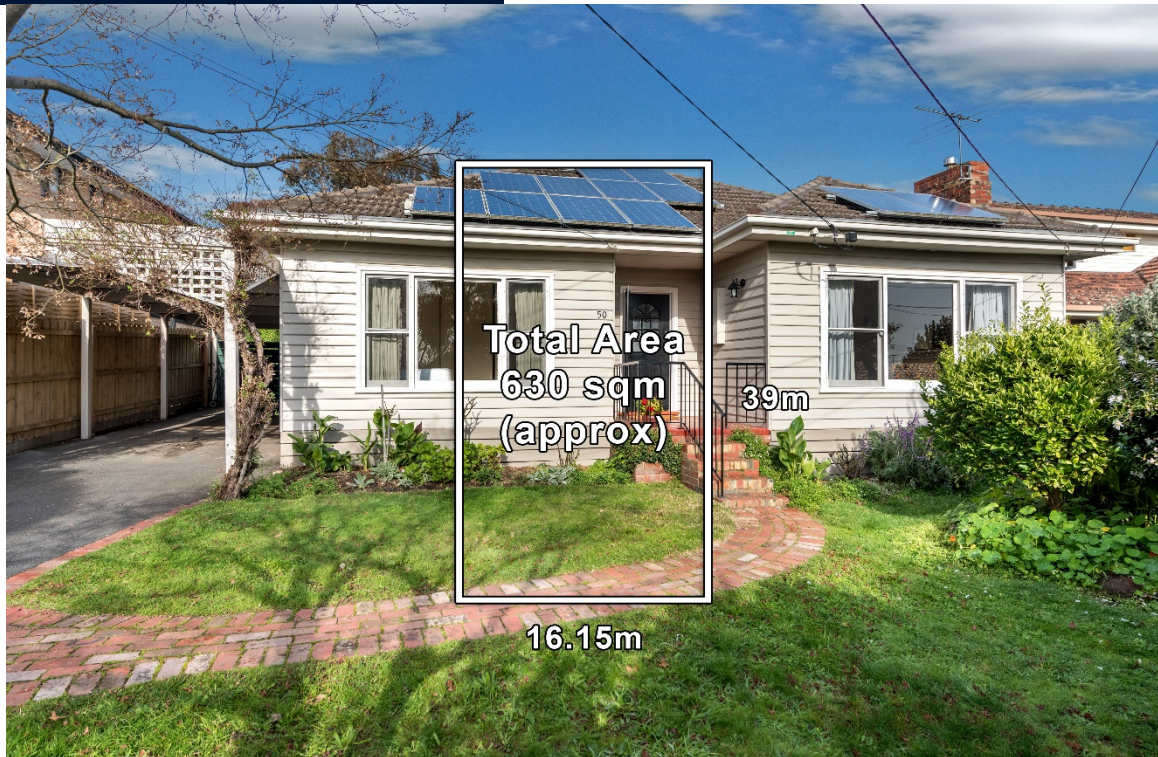




50 Lenna Street, Burwood East

Additional Information

Land size: 630m² approx.

Council rates: \$TBA

New home opportunity STCA

Northern orientation

Period character features with contemporary updates

Heating and cooling

Large lounge with gas log fireplace

Updated kitchen with Caesarstone countertops, island bench, Westinghouse and Bosch appliances

Built-in robes to bedrooms

Solar panels

Brick courtyard with pergola, garden, and detached studio/bedroom

Rainwater tank

Tandem carport

Located within the Mt Waverley Secondary School Zone

Potential rental return

\$420 - \$460 per week

Auction

Saturday 15th July at 11:00am

Contact

Christine Bafas 0427 835 610

Julian Badenach 0414 609 665

Close proximity to

Schools

Burwood East Primary School (zoned) – 1.5km

Orchard Grove Primary School – 2.2km

Mount Waverley Secondary College (zoned) – 1.7km

Wesley College, Glen Waverley Campus – 3.4km

Shops

Burwood One Shopping Centre – 1.2km

Forest Hill Chase Shopping Centre – 4.3km

Box Hill Centro – 4.9km

Chadstone Shopping Centre – 7.3km

Parks

Ballyshannassy Park – 700m

Highbury Park – 1.2km

Riversdale Golf Club – 4.3km

Transport

Bus route 732 – Box Hill - Ferntree Gully – 450m

Bus route 733 – Oakleigh - Box Hill – 700m

Tram 75 – City to Vermont South – 550m

Mt Waverley Train Station – 3.2km

Council Capital Improved Value

\$TBA

Terms

10% deposit, balance 90 days (neg.) 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: House (Previously Occupied - Detached)

Land Size: 630 sqm

Agent Comments

Comparable Properties



9 Inga St BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,270,000

Method: Auction Sale

Date: 22/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 625 sqm



71 Benwerrin Dr BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,180,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 7

Property Type: House (Res)



1 Melba Ct BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,113,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 560 sqm

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

50 Lenna Street, Burwood East Vic 3151

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

Range between \$1,100,000

&

\$1,210,000

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
9 Inga St BURWOOD EAST 3151	\$1,270,000	22/04/2017
71 Benwerrin Dr BURWOOD EAST 3151	\$1,180,000	29/04/2017
1 Melba Ct BURWOOD EAST 3151	\$1,113,000	29/04/2017

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.