



40 Barry Road, Burwood East

Additional Information

Land size: 665m² approx.

Executors Sale

Burwood East Primary School Zone

Council Rates: \$1,840.60

Updated home in good condition

Investment opportunity

Development opportunity

New home site

Flat block of land

Gas ducted heating

Security alarm

Double garage

Walk to Burwood One

Easy access to tram and Deakin University

Close proximity to

Schools

Burwood East Primary School (zoned) – 260m

Forest Hill College (zoned) – 1.9km

Burwood Heights Primary School – 2km

Mount Waverley North Primary School – 2.1km

Deakin University – 4.1km

Shops

Burwood One Shopping Centre – 500m

Woolworths Burwood East – 2km

Forest Hill Chase Shopping Centre – 3.1km

The Glen Shopping Village – 3.4km

Parks

East Burwood Reserve – 900m

Highbury Park – 550m

Tally Ho Reserve – 1.4km

Transport

Bus route 703 – Box Hill to Nunawading – 200m

Bus route 736 – Mdl Brighton to Blackburn – 200m

Bus route 732 – Mordialloc to Chelsea – 500m

Tram 75 – City to Vermont South – 400m

Syndal Train Station – 2.2km

Rental Appraisal

\$460.00-\$480.00 per week

For Sale

Asking \$935,000

Contact

Christine Bafas 0427 835 610

Cameron Way 0418 352 380

Terms

10% deposit, balance 60/90 days or other such terms that the vendors have agreed to in writing.

Chattels

All fixed floor coverings, window furnishings and light fittings.

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

40 Barry Road, Burwood East Vic 3151

Indicative selling price

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

Single price \$959,000

Median sale price

Median price \$1,085,000

House

X

Unit

Suburb

Burwood East

Period - From 01/10/2017

to

30/09/2018

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	20 Barry Rd BURWOOD EAST 3151	\$1,020,000	15/09/2018
2	16 Jonathan Av BURWOOD EAST 3151	\$1,005,000	15/12/2018
3	329 Blackburn Rd BURWOOD EAST 3151	\$920,000	17/11/2018

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  1  2

Rooms:

Property Type: House

Land Size: 665 sqm approx

Agent Comments

Comparable Properties



20 Barry Rd BURWOOD EAST 3151 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,020,000

Method: Auction Sale

Date: 15/09/2018

Rooms: 6

Property Type: House

Land Size: 665 sqm approx



16 Jonathan Av BURWOOD EAST 3151 (REI)

Agent Comments

 3  2  2

Price: \$1,005,000

Method: Auction Sale

Date: 15/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 586 sqm approx



329 Blackburn Rd BURWOOD EAST 3151 (REI)

Agent Comments

 4  2  2

Price: \$920,000

Method: Sold Before Auction

Date: 17/11/2018

Rooms: 7

Property Type: House (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.