



1/47 Sesame Street, Mount Waverley

Additional Information

Land size: 334m² approx.
 Mount Waverley Secondary College school zone
 Low maintenance, single level living
 Timber flooring
 Modern updates
 3 Bedrooms with BIRs
 New ducted heating system
 Air-conditioning
 New hot water system
 Plenty of off street parking
 On the board of multiple primary school zones

Rental Appraisal

\$430.00 – \$480.00 per week approx.

Auction

Saturday 3rd November at 12pm

Contact

Christine Bafas 0427 835 610
 Cameron Way 0418 352 380

Close proximity to

Schools
 Mt Waverley North Primary School (zoned) – 950m
 Mt Waverley Secondary College (zoned) – 2.0km
 Burwood East Primary School – 950 m
 Glendal Primary School – 1.4km
 Wesley College – 1.7km
 Avila College – 2.3km

Shops
 Burwood One Shopping Centre – 2.2km
 The Glen Shopping Centre – 2.3km
 Forest Hill Chase Shopping Centre – 4.5km
 Chadstone Shopping Centre – 8.1km

Parks
 Tally Ho Reserve – 800m
 Highbury Park – 850m
 Mt Waverley Reserve – 2.0km

Transport
 Bus route 703 – Box Hill to Nunawading – 100m
 Bus route 736 – Mdl Brighton to Blackburn – 850m
 Bus route 734 - Glen Iris - Glen Waverley – 1.0km
 Syndal Train Station – 1.2km

Terms

10% deposit, balance 45/60 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.

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	1/47 Sesame Street, Mount Waverley Vic 3149
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Indicative selling price

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

Range between	\$780,000	&	\$825,000
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Median sale price

Median price	\$803,000	House		Unit	X	Suburb	Mount Waverley
Period - From	01/04/2018	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	1/15 Inga St BURWOOD EAST 3151	\$852,000	19/09/2018
2	1/592 Highbury Rd GLEN WAVERLEY 3150	\$805,000	19/04/2018
3	1/76 Cypress Av GLEN WAVERLEY 3150	\$800,000	30/05/2018

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.



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Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$780,000 - \$825,000
Median Unit Price
June quarter 2018: \$803,000

Comparable Properties



1/15 Inga St BURWOOD EAST 3151 (REI)

[Agent Comments](#)

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Price: \$852,000
Method: Sold Before Auction
Date: 19/09/2018
Rooms: -
Property Type: Unit



1/592 Highbury Rd GLEN WAVERLEY 3150 (REI/VG)

[Agent Comments](#)

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Price: \$805,000
Method: Private Sale
Date: 19/04/2018
Rooms: 4
Property Type: Unit



1/76 Cypress Av GLEN WAVERLEY 3150 (VG)

[Agent Comments](#)

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Price: \$800,000
Method: Sale
Date: 30/05/2018
Rooms: -
Property Type: Flat/Unit/Apartment (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.