



woodards 

9 Cornell Street, Camberwell

Additional information

Council Rates: \$TBC
 Water Rates: \$714.02pa plus usage
 House size: 39.7sq plus garage (368.6m2)
 Land size: 466sqm approx
 Brand new- Built by Willis Construction
 Daniel Robertson Hawthorn Black bricks
 Dekton Entzo stone benchtop/ splashback in Kitchen
 Signorino Stone tiles to wet areas
 Signorino Bluestone porcelain to alfresco
 Silestone benchtops to laundry and bathrooms
 Miele 5 burner gas cooktops
 Miele electric oven
 Integrated dishwasher
 Integrated fridge
 Spacious butlers pantry
 Hydrotap for chilled/boiling water
 Zoned gas ducted heating and reverse cycle cooling
 Jetmaster XLRS gas fireplace
 Wool carpets
 Engineered oak floorboards
 Frameless showers
 2Pac cabinetry
 Intercom and security alarm
 Lift with access to all levels

Rental Estimate

\$1400pw based on current market conditions

Close proximity to

Schools

Canterbury Primary – Moleswoeth St, Canterbury (1.2km)
 St Dominics Primary- Highfield Rd, Camberwell (550m)
 Camberwell High- Prospect Hill Rd, Canterbury (2.3km)
 Strathcona- Scott St, canterbury (1.7km)
 Camberwell Grammar- Mont Albert Rd, Canterbury (4.3km)

Shops

Middle Camberwell- Riversdale Rd, Camberwell (1.4km)
 Leos – Summerhill Rd, Glen Iris (2.2km)
 Camberwell Junction- Riversdale Rd, Camberwell (3.2km)
 Chadstone- Warrigal Rd, Chadstone (6.6km)

Parks

Highfield Park- Highfield Rd, Camberwell (230m)
 Lynden Park- Lynden St, Camberwell (800m)
 Wattle Park- Riversdale Rd, Burwood (1.3km)

Transport

Bus 766 Box Hill to Burwood
 Tram 70 Docklands to Wattle Park
 Hartwell train station (1.8km)

Chattels

All fixed floor coverings, fixed light fittings as inspected

Settlement

10% deposit, balance 60 days (neg)

Method

Private Sale



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au

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

9 Cornell Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$2,565,000

Property Type House

Suburb Camberwell

Period - From 01/04/2021

to 30/06/2021

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	160 Wattle Valley Rd CAMBERWELL 3124	\$2,650,000	24/07/2021
2			
3			

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.~~

This Statement of Information was prepared on:

07/10/2021 13:40



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Property Type: House
Land Size: 466 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
June quarter 2021: \$2,565,000

Comparable Properties



160 Wattle Valley Rd CAMBERWELL 3124 (VG) **Agent Comments**

 5  -  -

Price: \$2,650,000
Method: Sale
Date: 24/07/2021
Property Type: House (Res)
Land Size: 508 sqm approx

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.

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111

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.