



woodards 

1/27 Surrey Street, Box Hill South

Additional information

Council Rates: \$1,631.30 per annum (approx.)
 Tiled entrance with coat cupboard
 Tiling throughout bottom level
 Carpet to all bedrooms
 Master bedroom downstairs with WIR
 Landing with space for study area
 Separate toilet upstairs
 4 burner gas cooktop
 Neff dishwasher
 Private front courtyard
 Outdoor decking
 Double garage
 Ducted heating /cooling – Brivis
 Ducted vacuum
 Alarm system

External size

322 sqm (approx.)

Rental Estimate

\$600-\$630 per week

Agent's Estimate of Selling Price \$1,050,000 - \$1,150,000

Method

Private Sale

Settlement

10% deposit, balance 30/60 days or other such terms the vendor has agreed to in writing

Close proximity to ...

Schools

Roberts McCubbin Primary School – zoned – 250m
 St Francis Xavier Primary School – 2.7km
 Box Hill High School – zoned -2.6km
 Kingswood College – 350m
 Our Lady of Sion College – 2.5km
 Blackburn High School – 4.8km
 Deakin University – 2.0km

Shops

Box Hill Central, Box Hill – 1.8km
 ALDI Box Hill South – 700m
 Westfield Doncaster, Doncaster – 6.0km
 Forest Hill Chase Shopping Centre, Forest Hill – 4.0km

Parks

Surrey Park, Box Hill – 1.3km
 Combarton Park, Box Hill – 1.0km
 Gardiners Creek Reserve, Burwood – 1.3km
 Wattle Park, Riversdale Rd, Burwood – 2.5km

Transport

Box Hill Train Station – 1.8km
 Bus 732 Box Hill - Upper Ferntree Gully
 Bus 735 Box Hill to Nunawading
 Bus 903 Altona - Mordialloc (SMARTBUS Service)



Jackie Mooney
0401 137 901



Karen Chung
0488 618 816



Caroline Hammill
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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

1/27 Surrey Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$930,000

Property Type Unit

Suburb Box Hill South

Period - From 01/01/2020

to 31/03/2020

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	1/91 Eley Rd BOX HILL SOUTH 3128	\$1,100,000	02/01/2020
2	2/8 Fulton Rd BLACKBURN SOUTH 3130	\$1,060,000	16/11/2019
3	33 Canterbury Rd BLACKBURN 3130	\$1,050,000	20/01/2020

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:

06/05/2020 09:32



 3  2  2

Property Type: Townhouse

Land Size: 322 sqm approx

Agent Comments

Comparable Properties



1/91 Eley Rd BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,100,000

Method: Private Sale

Date: 02/01/2020

Property Type: Townhouse (Single)



2/8 Fulton Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,060,000

Method: Auction Sale

Date: 16/11/2019

Rooms: 6

Property Type: Townhouse (Res)



33 Canterbury Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,050,000

Method: Private Sale

Date: 20/01/2020

Property Type: Townhouse (Single)

Land Size: 347 sqm approx

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 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 jpicrolo@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 (a) you may not be permitted to attend an open for inspection; and (b) 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.