



**woodards** 

## 2/201 Elgar Road, Surrey Hills

### Additional information

Council rates: \$678.05 pa (Refer S32)  
 Water rates: \$715.69 (Refer S32)  
 Owners Corp fees: \$2815.70 pa  
 Built: 2007  
 Size: 58sqm plus balcony (12sqm)  
 Only 5 in the block  
 Recently painted (2yrs ago)  
 Video intercom entry  
 Security alarm  
 Open plan living/dining with balcony access  
 Reverse cycle heat/cooling  
 Spacious kitchen with stone benchtops  
 4 burner gas cooktop, electric oven, dishwasher  
 Shower over bath  
 Bedroom with BIRs  
 Velux skylights  
 European laundry  
 Lift access  
 Secure basement carpark with separate storeroom  
 (3sqm approx.)

### Settlement

10% deposit, balance 60 days



**Mark Johnstone**  
0417 377 916



**Julian Badenach**  
0414 609 665

### Close proximity to

**Schools** Roberts McCubbin Primary- Birdwood St, Box Hill Sth (1.6km)  
 Box Hill High School- Whitehorse Rd, Box Hill (4.2km)  
 Kingswood College- Station St, Box Hill South (1.5km)  
 PLC- Burwood Hwy, Burwood (1.6km)  
 Deakin Uni- Burwood Hwy, Burwood (1.9km)

**Shops** Wattle Park Village- Riversdale Rd/Elgar Rd, Surrey Hills (20m)  
 Aldi- Station St, Box Hill South (1.8km)  
 Middle Camberwell- Riversdale Rd, Camberwell (3.1km)  
 Box Hill Central- Whitehorse Rd, Box Hill (2.4km)

**Parks** Wattle Park- Riversdale Rd, Burwood- across the Rd  
 Gardiners Creek Reserve- Via Cadorna St, Box Hill South

**Transport** Surrey Hills Train Station (2.5km)  
 Bus 767 Box Hill to Chadstone via Deakin Uni  
 Tram 70 Docklands/CBD – Wattle Park (20m)

### Rental Estimate

\$300pwk (currently tenanted month by month)

**Chattels** All fixed floor coverings, fixed light fittings and window furnishings as inspected

### Method

Private Sale

# 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

2/201 Elgar Road, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$400,000

&

\$440,000

### Median sale price

Median price

\$868,000

Property Type

Unit

Suburb

Surrey Hills

Period - From

01/10/2021

to

31/12/2021

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		
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:

09/03/2022 16:40

## 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](mailto: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](mailto: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.