



13 Graham Street, Surrey Hills

Additional Information

Land size: 781m² approx.
 Development Opportunity STCA
 Elevated block with city view potential
 Timber Floors
 Gas Fireplace
 Spacious bedrooms
 Rear Garden
 Double Garage

Close proximity to

Schools Wattle Park Primary School (zoned) – 1.0km
 Surrey Hills Primary School – 1.2km
 Camberwell High School (zoned) – 2.6km
 Camberwell Grammar School – 4.2km

Shops Union Road Shopping – 1.0km
 Maling Road – 2.1km
 Camberwell Junction – 3.9km
 Chadstone Shopping Centre – 6.0km

Parks Wattle Park – 260m
 South Surrey Park – 600m
 Highfield Park – 1.0km

Transport Surrey Hills Train Station – 1.6km
 Chatham Train Station – 1.8km
 Bus route 766 – Box Hill - Burwood – 300m
 Tram 70 – Docklands - Wattle Park – 260m

Potential rental return

\$430 - \$480 per week

Auction

Saturday 20th May at 2:00pm

Contact

Russell Wheeler 0499 774 983
 Christine Bafas 0427 835 610

Agent's Estimate Of Selling Price

\$1,600,000 - \$1,760,000

Council Capital Improved Value (CIV)

\$1,445,000

Terms

10% deposit, balance 60 days (negotiable) 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.



Rooms:
Property Type:
Land Size:

Agent Comments

Elevated block with views of the city in need of renovation or a new home site

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

March quarter 2017: \$2,637,000

Comparable Properties



19 Wells St SURREY HILLS 3127 (VG)



Agent Comments

Same land size with a lot better house

Price: \$1,850,000

Method: Sale

Date: 20/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 780 sqm



5 Alexandra Cr SURREY HILLS 3127 (REI/VG)



Agent Comments

Smaller land but a lot better house

Price: \$1,730,000

Method: Auction Sale

Date: 10/12/2016

Rooms: 5

Property Type: House (Res)

Land Size: 702 sqm



21 Oak St SURREY HILLS 3127 (VG)



Agent Comments

Similar land (slightly larger). house in better condition but not the views

Price: \$1,575,000

Method: Sale

Date: 23/09/2016

Rooms: -

Property Type: House (Res)

Land Size: 819 sqm

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

13 Graham Street, Surrey Hills Vic 3127

Indicative selling priceFor the meaning of this price see consumer.vic.gov/underquoting

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$2,637,000

House

X

Suburb

Surrey Hills

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
19 Wells St SURREY HILLS 3127	\$1,850,000	20/12/2016
5 Alexandra Cr SURREY HILLS 3127	\$1,730,000	10/12/2016
21 Oak St SURREY HILLS 3127	\$1,575,000	23/09/2016

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.