



6/2-4 Park Road, Surrey Hills

Additional information

Size: 116m²

Whitehorse council rates: \$1,071.75 (ref S32)

Yarra Valley Water: \$156.68 pq + usage (ref S32)

Owners Corporation: \$2,691.40pa (ref S32)

Only 10 in the block- (mostly owner occupier)

Tinted windows (east facing)

LED lighting throughout

Bright open plan living/ dining

Kitchen with island bench & storage

Electric cooktop, electric oven and dishwasher

Polished timber floorboards throughout

2 x AC units

Secure and private outdoor deck

Large master bedroom with BIRs

2nd bedroom with BIRs

Two powder rooms

Bright bathroom with laundry

Secure basement carpark plus storage

Secure entrance

All bins taken out/brought in by cleaners

Estimated Rental Return

\$430.00 per week based on current market conditions

Contact

Julian Badenach 0414 609 665

Jessica Hellmann 0411 034 939

Close proximity to

Schools

Roberts McCubbin Primary School- Birdwood St, Box Hill South (1.7km)

Our Lady's Primary School- Erasmus St, Surrey Hills (1km)

Wattle Park Primary School- Warrigal Rd, Burwood (2km)

Kingswood College- Station St, Box Hill South (1.5km)

Deakin University- Burwood Hwy, Burwood (2.2km)

Shops

Wattle Park Shopping- Elgar Rd/Riversdale Rd, Surrey Hills

Box Hill Centro- Whitehorse Rd, Box Hill (2.6km)

Camberwell Junction- Burke Rd, Camberwell (4.9km)

Chadstone Shopping Centre- Warrigal Rd, Chadstone (8.5km)

Parks/Rec

Wattle Park- Riversdale Rd, Surrey Hills (140m)

Aqualink Box Hill- Surrey Dr, Box Hill (1.5km)

Box Hill Golf Club- Station St, Box Hill South (1.1km)

Transport

Tram 70 – Wattle Park to Waterfront Docklands

Bus 281- Templestowe to Deakin Uni

Bus 767- Southland to Box Hill

Surrey Hills train station (2.5km)

Terms

10% deposit, balance in 30/60 days

Chattels

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

Deadline Private Sale Closing Tuesday 26th March at 5pm
(unless sold prior)

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

6/2-4 Park Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$699,000

House

Unit

X

Suburb

Surrey Hills

Period - From 01/10/2018

to

31/12/2018

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	17/23-33 Cambridge St BOX HILL 3128	\$690,000	08/09/2018
2	3/100 Warrigal Rd SURREY HILLS 3127	\$649,000	01/12/2018
3	106/348 Canterbury Rd SURREY HILLS 3127	\$605,000	13/10/2018

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.



 2  1  1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2018: \$699,000

Comparable Properties



17/23-33 Cambridge St BOX HILL 3128
(REI/VG)

Agent Comments

 2  1  1

Price: \$690,000

Method: Auction Sale

Date: 08/09/2018

Rooms: 4

Property Type: Townhouse (Res)



3/100 Warrigal Rd SURREY HILLS 3127
(REI/VG)

Agent Comments

 2  1  1

Price: \$649,000

Method: Auction Sale

Date: 01/12/2018

Rooms: 4

Property Type: Unit



106/348 Canterbury Rd SURREY HILLS 3127
(REI/VG)

Agent Comments

 2  2  1

Price: \$605,000

Method: Private Sale

Date: 13/10/2018

Rooms: 5

Property Type: Apartment

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 **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.