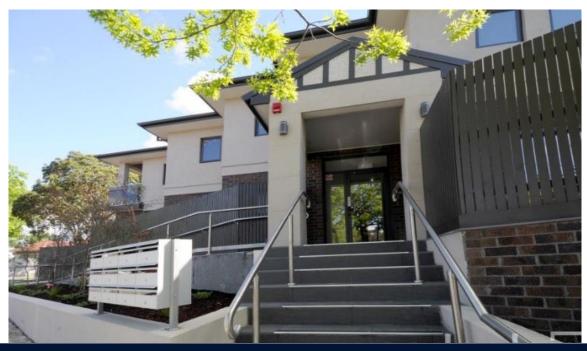
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offere	d for s	sale											
Address Including suburb and postcode			G01/8 Park Road, Surrey Hills Vic 3127											
Indica	tive sellir	ng pric	e											
For the	meaning o	of this p	orice see	cons	sumer.vi	ic.go	v.au/ι	underqu	oting					
Range	e between	000		8	&		\$840,000							
Media	n sale pri	ice												
Medi	ian price	826,50	00	Pro	operty T	ype	Unit			Su	burb	Surrey Hills		
Perio	d - From 0	01/04/2	023	to	30/06/2	2023		9	Source	RE	IV			
Comp	arable pr	operty	sales	(*De	lete A d	or B	belo	w as a	pplica	ble)			
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											Pı	ice	Date of sa	ale
1														
2														
3														
OR														
В*												ver than thre le last six mo		ole
	This Statement of Information was prepared on:										23/08/2023 09:04			







G01/8 Park Road, Surrey Hills

Additional information

Council Rates: \$TBC (refer Section 32) Body Corp: \$TBC (refer Section 32) Large living and meals space

Master bedroom with WIR and ensuite

Kitchen with abundant storage, stone benchtop, and

stainless-steel appliances inc. dishwasher Central bathroom with bath and shower

2 sperate courtyards Air conditioning/Heating Engineered timber flooring

2 car spaces3 storage cages

Rental Estimate

\$550 to \$575 per week based on current market conditions

Chattels

All fixed floor coverings and fixed light fittings as inspected

Close proximity to

Schools Robert McCubbin Primary School– Zoned (1.31km)

Wattle Park Primary School (1.33km) Box Hill High School – Zoned (3.0km) Ashwood High School (3.15km) Camberwell High School (3.39km)

Shops Box Hill Central (2.7km)

Burwood Brickworks shopping Centre (2.8km)

Camberwell Shopping Precinct (5.2km)

Forest Hill Chase (5.8km)

Chadstone Shopping Centre (6.8km)

Parks Wattle Park (500m)

Gardiners Creek Reserve (1.1km) South Surrey Park (1.8km)

Transport Surrey Hills Train Station (2.5km)

Box Hill Train Station (2.7km)

Tram 70 -Waterfront City Docklands - Wattle Park.

Settlement

10% deposit, balance 30/60/90 days or any other such terms that have been agreed to in writing by the vendor



Luke Banitsiotis 0402 261 116



Cameron Way 0418 352 380