

# 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

G01/8 Park Road, Surrey Hills Vic 3127

### Indicative selling price

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

Range between

\$775,000

&

\$840,000

### Median sale price

Median price

\$826,500

Property Type

Unit

Suburb

Surrey Hills

Period - From

01/04/2023

to

30/06/2023

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:

23/08/2023 09:04



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## 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 spaces  
 3 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



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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.

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