



**woodards** 

## 9a Cornell Street, Camberwell

### Additional information

Council Rates: \$TBC  
 Water Rates: \$TBC  
 House size: 26.8sq plus garage (248.8m2)  
 Land size: 314sqm approx  
 Brand new- Built by Willis Construction  
 Daniel Robertson Hawthorn Black bricks  
 Dekton Entzo stone benchtop/ splashback in Kitchen  
 Signorino Stone tiles to wet areas  
 Signorino Bluestone porcelain to alfresco  
 Silestone benchtops to laundry and bathrooms  
 Miele 5 burner gas cooktop (in butlers pantry)  
 Miele Induction Cooktop  
 Miele electric ovens  
 Integrated dishwasher  
 Spacious butlers pantry  
 Zoned gas ducted heating and reverse cycle cooling  
 Wool carpets  
 Engineered oak floorboards  
 Frameless showers  
 2Pac cabinetry  
 Intercom and security alarm  
 Water Tank

### Rental Estimate

\$1100pw based on current market conditions

### Close proximity to

#### Schools

Canterbury Primary – Moleswoeth St, Canterbury (1.2km)  
 St Dominics Primary- Highfield Rd, Camberwell (550m)  
 Camberwell High- Prospect Hill Rd, Canterbury (2.3km)  
 Strathcona- Scott St, canterbury (1.7km)  
 Camberwell Grammar- Mont Albert Rd, Canterbury (4.3km)

#### Shops

Middle Camberwell- Riversdale Rd, Camberwell (1.4km)  
 Leos – Summerhill Rd, Glen Iris (2.2km)  
 Camberwell Junction- Riversdale Rd, Camberwell (3.2km)  
 Chadstone- Warrigal Rd, Chadstone (6.6km)

#### Parks

Highfield Park- Highfield Rd, Camberwell (230m)  
 Lynden Park- Lynden St, Camberwell (800m)  
 Wattle Park- Riversdale Rd, Burwood (1.3km)

#### Transport

Bus 766 Box Hill to Burwood  
 Tram 70 Docklands to Wattle Park  
 Hartwell train station (1.8km)

#### Chattels

All fixed floor coverings, fixed light fittings as inspected

#### Settlement

10% deposit, balance 60 days (neg)

#### Method

Private Sale



**Julian Badenach**  
 0414 609 665



**Jessica Hellmann**  
 0411 034 939

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.

**Blackburn 100 South Parade 9894 1000**

**woodards.com.au**

# 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

9A Cornell Street, Camberwell Vic 3124

### Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

### Median sale price

Median price \$2,876,000

Property Type House

Suburb Camberwell

Period - From 01/07/2021

to

30/09/2021

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	46 Durham Rd SURREY HILLS 3127	\$2,400,000	06/11/2021
2	143 Prospect Hill Rd CANTERBURY 3126	\$2,350,000	24/06/2021
3	84 Ellsworth Cr CAMBERWELL 3124	\$2,215,000	19/06/2021

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:

16/11/2021 16:34



 4  3  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,200,000 - \$2,400,000

**Median House Price**

September quarter 2021: \$2,876,000

## Comparable Properties



**46 Durham Rd SURREY HILLS 3127 (REI)**

Agent Comments

 3  2  2

**Price:** \$2,400,000

**Method:** Auction Sale

**Date:** 06/11/2021

**Property Type:** House (Res)

**Land Size:** 438 sqm approx



**143 Prospect Hill Rd CANTERBURY 3126 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$2,350,000

**Method:** Private Sale

**Date:** 24/06/2021

**Property Type:** Townhouse (Single)

**Land Size:** 397 sqm approx



**84 Ellsworth Cr CAMBERWELL 3124 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$2,215,000

**Method:** Sold Before Auction

**Date:** 19/06/2021

**Property Type:** House (Res)

**Land Size:** 348 sqm approx

## 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.