



2/207 Elgar Road, Surrey Hills

Additional information

Size: 104m2 plus balcony
 Engineered Oak floorboards
 Miele 600mm oven
 Miele 600mm induction cooktop
 Miele dishwasher
 40mm edge stone benchtop
 Feature pendant lighting
 Double under mount sink
 Fully tiled bathrooms with rainwater head, semi frameless shower and freestanding bath
 Bedrooms with BIRs
 East facing balcony
 Split system heat/cool unit
 Separate laundry
 Single carport
 Entry via lane off Park Road

Close proximity to

Schools
 Roberts McCubbin Primary School- Birdwood St, Box Hill South (1.7km)
 Ashwood Secondary College- Vannam Dr, Ashwood (4.2km)
 Kingswood College- Station Street, Box Hill South (1.5km)
 Deakin University- Burwood Hwy, Burwood (2.2km)

Shops
 Wattle Park Shopping & Café- Elgar Rd/ Riversdale Rd
 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, Burwood (140m)
 Aqualink Box Hill- Surrey Dr, Box Hill (1.5km)
 Box Hill Golf Club- Station St, Box Hill South (1.1km)

Transport
 Bus 281 Templestowe to Deakin Uni
 Bus 767 Southland to Box Hill
 Bus 768 Box Hill to Deakin Uni
 Tram 70- Wattle Park to Waterfront Docklands
 Surrey Hills train station (2.5km)

Terms

10% deposit balance 30/60 days

Chattels

All fixed floor coverings and electric light fittings as inspected

Potential rental return

\$480.00 per week

Deadline Private Sale Closing

Tuesday 14th November at 5pm (Unless Sold Prior)

Contact

Julian Badenach 0414 609 665

Jessica Hellmann 0411 034 939

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

2/207 Elgar Road, Surrey Hills Vic 3127

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$855,000

House

Unit

X

Suburb Surrey Hills

Period - From 01/07/2017

to

30/09/2017

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	308/109-111 Carrington Rd BOX HILL 3128	\$657,800	29/06/2017
2	101/160 Union Rd SURREY HILLS 3127	\$620,000	05/09/2017
3	16/28-36 James St BOX HILL 3128	\$582,000	28/10/2017

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  2  1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

September quarter 2017: \$855,000

Comparable Properties



308/109-111 Carrington Rd BOX HILL 3128 (REI)

Agent Comments

 2  2  1

Price: \$657,800

Method: Private Sale

Date: 29/06/2017

Rooms: 4

Property Type: Apartment



101/160 Union Rd SURREY HILLS 3127 (REI)

Agent Comments

 2  1  1

Price: \$620,000

Method: Private Sale

Date: 05/09/2017

Rooms: 3

Property Type: Apartment



16/28-36 James St BOX HILL 3128 (REI)

Agent Comments

 2  1  1

Price: \$582,000

Method: Auction Sale

Date: 28/10/2017

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.