



**woodards** 

## 45 Broughton Road, Surrey Hills

### Additional information

Land: 803sqm (approx.)  
 Corner block  
 Early Art Deco flair  
 Sizeable main bedroom with fitted timber robes  
 3 other spacious bedrooms  
 2 bathrooms  
 Functional kitchen comes with a vast amount of timber storage as well as quality appliances  
 Expansive central living and dining zone  
 Front formal sitting room offers fabulous space along with an open fireplace and terrific built in storage  
 Study/office  
 Ducted heating  
 Reverse cycle cooling  
 Ceiling fans  
 3 phase power  
 Landscaped gardens  
 Courtyard space for alfresco dining  
 Covered patio deck  
 Huge garage with space for storage and workshop  
 Secure off street parking  
 Brand new wool carpet  
 Freshly painted

### Close proximity to

**Schools** Surrey Hills Primary School – zoned - 900m  
 Camberwell High School – zoned – 3.3km  
 Camberwell Grammar - 4.4km  
 Kingswood College - 2.5km  
 Camberwell Girls Grammar – 4.9km

**Shops** Surrey Hills Village -1.1km  
 Box Hill Central – 3km  
 Balwyn Village – 3.5km  
 Camberwell Junction – 4.9 km  
 Westfield Doncaster - 6.1km

**Parks** Bluebell Park - 500m  
 Russell Street Reserve – 850m  
 Surrey Park & Aqualink– 1.6km  
 Wattle Park – 950m

**Transport** Surrey Hills Train Station – 1.1km  
 Bus 766 Box Hill – Burwood via Surrey Hills  
 Bus 903 Altona - Mordialloc  
 Eastern Freeway, Doncaster Rd entrance – 4.8 km

### Rental Estimate

\$750 - \$800 per week based on current market conditions

### Chattels

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

### Settlement

60/90/120 days or any other such terms that have been agreed to in writing by the vendor

Agent's Estimate of Selling Price: \$1,800,000 - \$1,980,000

### Method

Auction Saturday 12 June at 11.00



Mark Johnstone  
0417 377 916



Julian Badenach  
0414 609 665

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

45 Broughton Road, Surrey Hills Vic 3127

### Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$2,208,250

Property Type House

Suburb Surrey Hills

Period - From 01/01/2021

to 31/03/2021

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 | 37 Cornell St CAMBERWELL 3124  | \$2,050,000 | 19/11/2020   |
| 2 | 58 Essex Rd SURREY HILLS 3127  | \$1,983,000 | 27/03/2021   |
| 3 | 253 Union Rd SURREY HILLS 3127 | \$1,975,000 | 23/02/2021   |

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:

17/05/2021 11:23



 4  2  2

**Property Type:** House  
**Land Size:** 803 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
March quarter 2021: \$2,208,250

## Comparable Properties



**37 Cornell St CAMBERWELL 3124 (VG)**

**Agent Comments**

 4  -  -

**Price:** \$2,050,000  
**Method:** Sale  
**Date:** 19/11/2020  
**Property Type:** House (Res)  
**Land Size:** 823 sqm approx



**58 Essex Rd SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

 4  1  3

**Price:** \$1,983,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx



**253 Union Rd SURREY HILLS 3127 (VG)**

**Agent Comments**

 4  -  -

**Price:** \$1,975,000  
**Method:** Sale  
**Date:** 23/02/2021  
**Property Type:** House (Res)  
**Land Size:** 752 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 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.