



## 2/9A Jervis Street, Camberwell

### Additional information

Land Size: 22sqm (approx.)  
 Built: 2018  
 Owners Corporation: \$1,348.51 pa  
 (for insurance only- ref S32)  
 Water rates: (ref S32)  
 Boroondara Council rates: (ref S32)  
 6.2 star energy rating  
 Hardwood timber flooring to living/ kitchen area  
 Kitchen with 40mm stone benchtop  
 Blanco electric wall oven (dual)  
 Blanco 5 burner gas cooktop  
 Soft closing cabinetry  
 Feature pendant lighting  
 Black tap ware  
 Open plan lounge / dining with BI TV unit  
 Reverse cycle heating/ refrigerated cooling  
 Quality carpets  
 Security alarm  
 Ground floor bedroom with ensuite  
 3 bedrooms upstairs including main bed with  
 ensuite & WIR  
 Fully tiled central bathroom  
 Study nook  
 Under stairs storage  
 Double remote garage with internal access  
 Garden shed

### Close proximity to

<b>Schools</b>	Hartwell Primary School- Milverton St, Camberwell (750m) Camberwell High School- Prospect Hill Rd, Canterbury (3.8km) Ashwood High School- Vannam Dr, Ashwood (3.8km) Siena College- Riversdale Rd, Camberwell (2.5km) Strathcona Girls Grammar – Scott St, Canterbury (3.2km)
<b>Shops</b>	Burwood Village- Toorak Rd, Camberwell (850m) Leos Supermarket – Summerhill Rd, Glen Iris (1.5km) Camberwell Junction – Burke Rd, Camberwell (4.1km)
<b>Parks/Rec</b>	Lyden Park- Lynden St, Camberwell (500m) Gardiner Creek bike trail (access via Prosper Pde, Glen Iris 2km) Wattle Park- Riversdale Rd, Burwood (2.1km)
<b>Transport</b>	Tram 75 – Docklands to Vermont South

### Private Sale

#### Terms

10% deposit balance 30/60 days

#### Potential rental return

\$800 per week based on current market

#### Chattels

All fixed floor coverings and electric light fittings as inspected

#### Contact

Julian Badenach 0414 609 665  
 Jessica Hellmann 0411 034 939

## 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

2/9A Jervis 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)

Single price \$1,295,000

**Median sale price**

Median price \$1,960,000

House

X

Unit

Suburb

Camberwell

Period - From 01/07/2018

to

30/09/2018

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	2/15 Tyrone St CAMBERWELL 3124	\$1,410,000	10/11/2018
2	1/9a Jervis St CAMBERWELL 3124	\$1,400,000	25/09/2018
3	3/18 Lesley St CAMBERWELL 3124	\$1,330,000	22/09/2018

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.



 4  3  2

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,295,000

**Median House Price**  
September quarter 2018: \$1,960,000

## Comparable Properties



**2/15 Tyrone St CAMBERWELL 3124 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,410,000  
**Method:** Auction Sale  
**Date:** 10/11/2018  
**Rooms:** 7  
**Property Type:** House

**1/9a Jervis St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 25/09/2018  
**Rooms:** 7  
**Property Type:** Townhouse (Res)  
**Land Size:** 179 sqm approx



**3/18 Lesley St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,330,000  
**Method:** Sold Before Auction  
**Date:** 22/09/2018  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 300 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](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.