



woodards 

101/525 Whitehorse Road, Surrey Hills

Additional information

Council Rates: \$741.27p.a.
 Water Rates: \$155/bill on average
 Owners Corporation: \$ 3,624.96p.a.
 Neighbourhood Residential Zone Schedule 1
 Built: Circa 2015
 16 apartments in total
 Miele 4 burner gas cooktop
 Miele electric oven
 Miele dishwasher
 European laundry with stone benchtop
 Living area with engineered floorboards
 Toshiba split system heating/cooling
 Main bedroom with fully tiled ensuite, BIRs
 Bed 2 with BIRs
 Main bathroom with shower, vanity & WC
 Electric instant HWS (internal)
 Large balcony with city views
 Single car space (basement)
 4m2 storage cage
 2m2 storage box above car space

Rental Estimate

\$400 - \$450pw based on current market conditions

Close proximity to ...

Schools Chatham Primary- Weybridge St, Surrey Hills (500m)
Balwyn High- Buchanan Ave, Balwyn North (3.1km)
 Camberwell Grammar- Mont Albert Rd, Canterbury (2.7km)
 Genazzano College- Cotham Rd, Kew (3.3km)

Shops Balwyn Village- Whitehorse Rd, Balwyn (700m)
 Coles Surrey Hills- Union Rd, Surrey Hills (1.7km)
 Box Hill Central- Whitehorse Rd, Box Hill (2.7km)
 Westfield Doncaster- Doncaster Rd, Doncaster (5.5km)

Parks Beckett Park- Banool Rd, Balwyn (500m)
 Balwyn Park- Whitehorse Rd, Balwyn (1.3km)
 John August Reserve- Mont Albert Rd, Canterbury (1.2km)

Transport Surrey Hills Train Station (2km)
 Tram 109- Box Hill to Port Melbourne

Method

Deadline Private Sale Closing Tuesday 15th February 5pm
 (unless sold prior)

Terms

10% deposit, balance 30/60/90 days



Julian Badenach
 0414 609 665



Bronwyn Lucas
 0409 563 775

woodards 

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

101/525 Whitehorse Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$510,000 & \$560,000

Median sale price

Median price \$960,500 Property Type Unit Suburb Surrey Hills

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	101/662 Whitehorse Rd MONT ALBERT 3127	\$585,000	18/11/2021
2	10/553 Whitehorse Rd SURREY HILLS 3127	\$535,000	01/12/2021
3	103/525 Whitehorse Rd SURREY HILLS 3127	\$515,000	31/10/2021

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:

17/01/2022 13:13



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$510,000 - \$560,000

Median Unit Price

September quarter 2021: \$960,500

Comparable Properties



101/662 Whitehorse Rd MONT ALBERT 3127 (REI)

Agent Comments

 2  2  1

Price: \$585,000

Method: Private Sale

Date: 18/11/2021

Property Type: Apartment



10/553 Whitehorse Rd SURREY HILLS 3127 (REI)

Agent Comments

 2  1  1

Price: \$535,000

Method: Private Sale

Date: 01/12/2021

Property Type: Apartment



103/525 Whitehorse Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 2  1  1

Price: \$515,000

Method: Private Sale

Date: 31/10/2021

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 jpiccolo@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 (a) you may not be permitted to attend an open for inspection; and (b) 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.