



woodards 

11 Hilltop Road, Upper Ferntree Gully

Additional information

Landsize: 1350sqm (approx.)
 Knox City Council rates: \$1503.80 pa
 Water rates: TBC
 Neighbourhood Residential Zone Schedule 1
 Bushfire Management Overlay
 Design and development Overlay- Schedule 5
 Environmental Significance Overlay- Schedule 3
 Significant Landscape Overlay- Schedule 2
 Timber floorboards
 Gas wall heater
 Air-conditioner
 Upright electric stove
 4 bedrooms- 2 with BIRs
 Central bathroom with shower over bath
 Separate WC

Close proximity to

Schools Upper Ferntree Gully Primary- Talaskia Rd, Upper FTG (1.8km)
 Upwey High School- Burwood Hwy, Upwey (4.5km)
 St Joseph's College- Brenrock Park Dr, FTG (1.7km)

Shops Westfield Knox City- Burwood Hwy, Wantirna South (7.3km)
 Mountain Gate Shopping Centre- FTG Rd, FTG (3.5km)

Parks FTG Quarry Recreation Reserve- Quarry Rd, FTG (200m)
 1000 Steps- Mt Dandenong Tourist Rd (2.4km)
 Kings Park- Willow Rd, FTG (1.4km)

Transport Upper Ferntree Gully Train Station (350m)
 Bus 732 Box Hill to Upper Ferntree Gully via Vermont SC
 Bus 693 Belgrave to Oakleigh

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected. *Vendor makes no representation that any appliances are in working order.

Settlement

30/60 days (neg.) or any other such terms that have been agreed to in writing by the vendor prior to auction



Jessica Hellmann
 0411 034 939



Julian Badenach
 0414 609 665

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

11 Hilltop Road, Upper Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$680,000

&

\$740,000

Median sale price

Median price \$800,000

Property Type House

Suburb Upper Ferntree Gully

Period - From 01/10/2020

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	1 Ferndale Rd UPPER FERNTREE GULLY 3156	\$845,000	23/10/2021
2	22 Hilltop Rd UPPER FERNTREE GULLY 3156	\$840,000	24/09/2021
3	12 Quarry Rd UPPER FERNTREE GULLY 3156	\$640,000	15/06/2021

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:

10/12/2021 14:27



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Property Type: House
Land Size: 1350 sqm approx
Agent Comments

Indicative Selling Price

\$680,000 - \$740,000

Median House Price

Year ending September 2021: \$800,000

Comparable Properties



1 Ferndale Rd UPPER FERNTREE GULLY 3156 Agent Comments
(REI)

 3  1  1

Price: \$845,000
Method: Sold Before Auction
Date: 23/10/2021
Property Type: House (Res)
Land Size: 1566 sqm approx



22 Hilltop Rd UPPER FERNTREE GULLY 3156 Agent Comments
(VG)

 3  -  -

Price: \$840,000
Method: Sale
Date: 24/09/2021
Property Type: House (Res)
Land Size: 1387 sqm approx

12 Quarry Rd UPPER FERNTREE GULLY 3156 Agent Comments
(VG)

 4  -  -

Price: \$640,000
Method: Sale
Date: 15/06/2021
Property Type: House (Res)
Land Size: 1024 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**. 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.