



## 1/970 Riversdale Road, Surrey Hills

### Additional Information

Alfresco entertaining areas  
 Timber floors  
 North-facing lounge  
 Spacious family/dining area  
 Caesarstone kitchen  
 Stainless steel Miele appliances  
 Downstairs master bedroom with walk-in robe, ensuite, and front garden vistas  
 Upstairs retreat  
 Sizeable bedrooms with built-in robes  
 Bathroom with separate powder room  
 Landscaped front garden & side courtyard  
 Heating & cooling throughout  
 Reverse cycle in all bedrooms  
 Ducted vacuum  
 Secure alarm  
 2000L rainwater tank  
 Garden irrigation system  
 Double remote garage

### Potential rental return

\$750.00 - \$800.00 per week approx.

### Private Sale

#### Contact

Mark Johnstone – 0417 377 916  
 Demi Liu – 0434 192 556

### Close proximity to

#### Schools

Wattle Park Primary School – Zoned – 900m  
 Siena College – 1.3km  
 Surrey Hills Primary School – 1.3km  
 Camberwell High School – Zoned – 2.6km  
 Surrey Hills Pre-School – 550m

#### Shops

Union Road Shopping – 1km  
 Box Hill Central – 4km  
 The Well Shopping Centre – 3.9km  
 Westfield Doncaster – 7.2km

#### Parks

Wattle Park & Golf Club – 200m  
 South Surrey Park – 500m  
 Highfield Park – 950m  
 Aqualink Box Hill – 2.6km  
 Gardiners Creek Reserve - 2.5km

#### Transport

Surrey Hills Train Station – 1.4km  
 Tram 70 – Waterfront City Docklands to Wattle Park – 100m  
 Bus Route 766 – Box Hill to Burwood via Surrey Hills – Riversdale Road – 100m

### Terms

10% deposit, balance 30/60 days or other such terms that the vendors have agreed to in writing.

### Chattels

All fixed floor coverings, window furnishings and light fittings.

## 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

1/970 Riversdale 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)

Single price \$1,298,000

**Median sale price**Median price \$1,930,000 House ☒ Unit ☐ 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	1/3 New St SURREY HILLS 3127	\$1,280,000	14/10/2017
2	52 Ellsworth Cr CAMBERWELL 3124	\$1,280,000	26/07/2017
3	2/2 Benwerrin Rd SURREY HILLS 3127	\$1,275,000	05/08/2017

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.~~



 3  2  2

**Rooms:**

**Property Type:** Townhouse (Res)

**Land Size:** 338 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,298,000

**Median House Price**

September quarter 2017: \$1,930,000

## Comparable Properties



**1/3 New St SURREY HILLS 3127 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 14/10/2017

**Rooms:** 6

**Property Type:** Townhouse (Res)



**52 Ellsworth Cr CAMBERWELL 3124 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,280,000

**Method:** Sold Before Auction

**Date:** 26/07/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**2/2 Benwerrin Rd SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,275,000

**Method:** Auction Sale

**Date:** 05/08/2017

**Rooms:** 8

**Property Type:** Unit

**Land Size:** 320 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](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.