



woodards 

3/88 Warrigal Road, Surrey Hills

Additional information

Ground floor apartment
Large oversized apartment with high ceilings
Huge living/dining
Front balcony
Separate front entry with study nook
Kitchen with meals area
Large master big enough for a king bed, with a full bank of wardrobes
Large second bedroom
Retro bathroom with separate toilet
Internal laundry facilities
Polished floorboards throughout
Storage cage
Personal carport
Owners Corp: \$325/quarter
Sinking Fund: \$200/quarter
Council Rates: 1192.03 p.a.

Settlement

30/60/90 days or any other such terms that have been agreed to in writing by the vendor prior to sale

Chattels

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

Close proximity to

Schools

Wattle Park Primary School – zoned 950m
Camberwell High School – zoned 2.8km
PLC 2.5km
Siena College 1.6km
Deakin University 2km
Swinburne University 5.9km

Shops

Middle Camberwell Village 2km
Wattle Park Village 1.3km
Surrey Hills Village 1.5km
Camberwell Junction 3.8km

Parks

Wattle Park 210m
Boisdale Street Playground & Reserve 350m
South Surrey Park & Playground 700m

Transport

Surrey Hills Train Station 1.5km
Bus 903 Altona – Mordialloc (Smart Bus)
Tram 70 Docklands/CBD – Wattle Park 220m

Rental Estimate

\$350 - \$375 per week based on current market conditions



Bronwyn Lucas
0409 563 775



Mark Johnstone
0417 377 916

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in 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

3/88 Warrigal Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$490,000 & \$535,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Surrey Hills

Period - From 30/12/2020 to 29/12/2021 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 | 3/1312 Toorak Rd CAMBERWELL 3124 | \$540,000 | 29/10/2021 |
| 2 | 4/328 Mont Albert Rd MONT ALBERT 3127 | \$515,000 | 03/09/2021 |
| 3 | | | |

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: 30/12/2021 13:36



 2  1  1

Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price

\$490,000 - \$535,000

Median Unit Price

30/12/2020 - 29/12/2021: \$850,000

Comparable Properties

**3/1312 Toorak Rd CAMBERWELL 3124 (REI/VG)**

Agent Comments

 2  1  1

Price: \$540,000**Method:** Auction Sale**Date:** 29/10/2021**Property Type:** Unit**4/328 Mont Albert Rd MONT ALBERT 3127 (REI/VG)**

Agent Comments

 2  1  -

Price: \$515,000**Method:** Private Sale**Date:** 03/09/2021**Property Type:** Apartment

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.

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.