

## woodards

### 79 Rowell Avenue, Camberwell

#### Additional information

Council Rates: \$3,618.63 pa Water Rates: \$1,902.84 pa plus usage

Rental Estimate: \$1,300 per week

Zoning: NRZ3

Stone kitchen, Miele/Asko appliances

Bay windows Plantation shutters BBQ courtyard Remote blinds Leadlight windows Astrawalker toilets

Samuel Heath taps and handles installed throughout the house

(kitchen and bathrooms)

Attic space
Security alarm
Swimming pool
Landscape gardens

#### **Internal size**

162 sqm plus 18 sqm roof storage (approx.)

Land size

693 sqm (approx.)

### Close proximity to ...

Schools PLC, Deakin University, Camberwell Primary

Sienna College, Camberwell Grammar, St Cecillia's

Primary School

**Shops** Camberwell Junction, Tooronga Village, Toorak

Road/Camberwell Road/Burke Road shops and cafes Camberwell Market, Middle Camberwell

Shopping

**Parks** Anderson Park, Bowen Gardens, Highfield Park

Lynden Park, Frog Hollow Reserve

**Transport** Camberwell Road tram, Toorak Road tram,

Burke Road tram, Willison Train Station

Settlement 60/90 days

Agent's Estimate of Selling Price \$2,550,000 - \$2,750,000 Median House Price \$2,100,000 (year ending June 17)



**Jason Hearn** Director 0409 828 590



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0427 835 610



**David Rayment** Property Consultant 0447 777 842



#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

	79 Rowell Avenue, Camberwell Vic 3124
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$2,550,000	&	\$2,750,000

#### Median sale price

Median price	\$2,108,000	Hou	ise X	Unit		Suburb	Camberwell
Period - From	01/04/2017	to	30/06/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	5 Trumper St CAMBERWELL 3124	\$3,200,000	13/09/2017
2	65 Rowell Av CAMBERWELL 3124	\$2,700,000	10/08/2017
3	9 Lyric Gr CAMBERWELL 3124	\$2,700,000	01/04/2017

#### 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.















Property Type: House (Res) Land Size: 697 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$2,550,000 - \$2,750,000 **Median House Price** June quarter 2017: \$2,108,000

## Comparable Properties



5 Trumper St CAMBERWELL 3124 (REI)







**Agent Comments** 

Larger land and brick construction

Method: Private Sale Date: 13/09/2017 Rooms: 6

Price: \$3,200,000

Property Type: House (Res) Land Size: 805 sgm approx



65 Rowell Av CAMBERWELL 3124 (REI)

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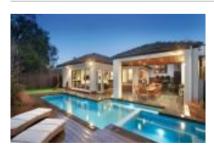


**Agent Comments** Larger home and land size

Price: \$2,700,000 Method: Private Sale Date: 10/08/2017

Rooms: 8

Property Type: House (Res) Land Size: 711 sqm approx



9 Lyric Gr CAMBERWELL 3124 (REI)







**Agent Comments** 

Fully renovated and extended on larger land

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Price: \$2,700,000 Method: Private Sale Date: 01/04/2017

Rooms: -

Property Type: House (Res) Land Size: 745 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199







#### **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.