



woodards 

35A Russell Street Surrey Hills

Additional information

No shared land on title
Soundproofing installed (party wall)
Hardwood floors
New carpet and curtains
New LED lighting throughout
Terracotta roof tiles
3.456kw solar electricity panels
New Freedom kitchen
Carrara marble benches
Soft close draws
Franke tapware and double square set sink
Smeg 900mm stainless steel oven and cook top
Quality bathroom renovations
Heated towel rails
Rainwater and hand held shower heads
High ceilings
Plenty of storage
Merbau decking
Private backyard
Garden shed
Single carport
Window awnings
Window shutters
Gas ducted heating
Open fireplace
Split system a/c

Rental Estimate

\$800 per week based on current market conditions

Chattels

All fixed floor coverings and fixed light fittings as inspected

Close proximity to

Schools

Camberwell High School – zoned – 3.5km
Canterbury Girls Secondary College - 3.4km
Surrey Hills Primary School – zoned – 450m
Chatham Primary School - 2.1km

Shops

Box Hill Central - 2.8km
Mailing Road shopping precinct – 2.8km
Whitehorse Road shops, Balwyn – 3.7km
Camberwell Junction street shops – 4.6km

Parks

Surrey Gardens – 750m
Wattle Park – 1.7km
Surrey Park – 2.4km

Transport

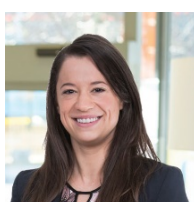
Surrey Hills Train Station – 750m
Tram 70 Waterfront City Docklands - Wattle Park
Bus 766 Box Hill - Burwood via Surrey Hills

Terms

10% deposit, balance 30/60 days

Method

Deadline Private Sale Closing Tuesday 24 November at 5.00 (Unless Sold Prior)



Rachel Waters
0413 465 746



Luke Banitsiotis
0402 261 116

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

35A Russell Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$2,010,000

Property Type House

Suburb Surrey Hills

Period - From 01/07/2020

to 30/09/2020

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.

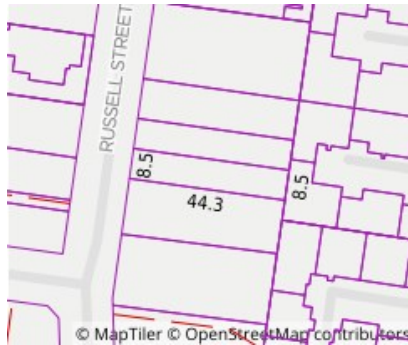
	Address of comparable property	Price	Date of sale
1	85a Durham Rd SURREY HILLS 3127	\$1,650,000	30/05/2020
2	9 Surrey Av SURREY HILLS 3127	\$1,600,312	27/05/2020
3	543a Whitehorse Rd SURREY HILLS 3127	\$1,500,000	11/06/2020

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:

19/10/2020 12:05



 3  2  1

Property Type: House (Res)

Land Size: 385 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

September quarter 2020: \$2,010,000

Comparable Properties



85a Durham Rd SURREY HILLS 3127 (REI/VG) Agent Comments

 3  2  1

Price: \$1,650,000

Method: Private Sale

Date: 30/05/2020

Property Type: House

Land Size: 494 sqm approx



9 Surrey Av SURREY HILLS 3127 (REI/VG) Agent Comments

 3  2  1

Price: \$1,600,312

Method: Private Sale

Date: 27/05/2020

Property Type: House

Land Size: 382 sqm approx



543a Whitehorse Rd SURREY HILLS 3127 (REI) Agent Comments

 3  2  4

Price: \$1,500,000

Method: Private Sale

Date: 11/06/2020

Property Type: House

Land Size: 328 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.