



**woodards** 

## 1/1047 Riversdale Road, Surrey Hills

### Additional information

Council Rates: \$TBAa (refer Section 32)  
 Water Rates: \$180pq +usage (refer Section 32)  
 Owners Corporation: \$1990pa  
 Built: Circa 2012  
 Land Size: 328sqm approx.  
 Secure front fence with intercom  
 Security alarm  
 Ducted vacuum  
 Plantation shutters (brand new)  
 Hardwood timber floorboards throughout downstairs  
 Quality kitchen with stone benchtops, double undermount sink, integrated dishwasher  
 Miele 4 burner gas cooktop  
 Miele electric wall oven  
 Split system heat/cooling  
 Ceilings fans in bedrooms  
 Dedicated dining room  
 Study  
 Large master bedroom with WIR & ensuite  
 Two bedrooms with BIRs  
 Central bathroom with semi farmless shower & bath  
 Large laundry with bench space & good storage  
 Newly landscaped courtyard  
 Double remote garage with internal access

Median House Price \$1,938,750 (REIV December 2019)

### Close proximity to

#### Schools

Wattle Park Primary School- Warrigal Rd, Burwood (1.4km)  
 Camberwell High School- Prospect Hill Rd, Camberwell (3.3km)  
 Sienna- Riversdale Rd, Camberwell (2.1km)  
 Strathcona Girls Grammar- Scott St, Canterbury (2.8km)  
 Camberwell Grammar- Mont Albert Rd, Canterbury (5.5km)  
 Deakin Uni- Burwood Hwy, Burwood (2.1km)

#### Shops

Wattle Park Shopping St- Riversdale Rd, Surrey Hills (500m)  
 Middle Camberwell- Riversdale Rd, Camberwell (2.5km)  
 Box Hill Central- Whitehorse Rd, Box Hill (3.1km)  
 Chadstone- Warrigal Rd, Chadstone (6.6km)

#### Parks

Wattle Park- Riversdale Rd, Burwood- across the road  
 Lynden Park- Lynden St, Camberwell (1.8km)

#### Transport

Surrey Hills train station (2.1km)  
 Tram 70- Wattle Park to Docklands  
 Bus 281 Templestowe to Deakin Uni  
 Bus 767 Southland to Box Hill via Chadstone

### Rental Estimate

\$720 per week based on current market conditions

### Chattels

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

### Terms

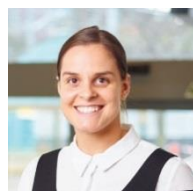
10% deposit, balance 60/90 days

### Method

Private Sale



**Julian Badenach**  
0414 609 665



**Jessica Hellmann**  
0411 034 939

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

1/1047 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

\$1,325,000

### Median sale price

Median price

\$1,938,750

Property Type

House

Suburb

Surrey Hills

Period - From

01/10/2019

to

31/12/2019

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	2/31 Bentley St SURREY HILLS 3127	\$1,340,000	07/09/2019
2	2/7 Warrigal Rd SURREY HILLS 3127	\$1,281,000	27/10/2019
3	2/956 Riversdale Rd SURREY HILLS 3127	\$1,265,000	11/09/2019

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:

02/03/2020 08:32



 3  2  2

**Property Type:** Townhouse

**Land Size:** 328 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,325,000

**Median House Price**

December quarter 2019: \$1,938,750

## Comparable Properties



**2/31 Bentley St SURREY HILLS 3127 (REI/VG)** **Agent Comments**

 4  3  2

**Price:** \$1,340,000

**Method:** Private Sale

**Date:** 07/09/2019

**Rooms:** 8

**Property Type:** Townhouse (Single)



**2/7 Warrigal Rd SURREY HILLS 3127 (REI/VG)** **Agent Comments**

 3  2  2

**Price:** \$1,281,000

**Method:** Auction Sale

**Date:** 27/10/2019

**Rooms:** 6

**Property Type:** Unit

**Land Size:** 352 sqm approx



**2/956 Riversdale Rd SURREY HILLS 3127 (VG)** **Agent Comments**

 4  -  -

**Price:** \$1,265,000

**Method:** Sale

**Date:** 11/09/2019

**Property Type:** Flat/Unit/Apartment (Res)



## 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](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.