



## 1/11 Union Road, Surrey Hills

### Additional Information

BIRs in all bedrooms  
 Open Plan Living  
 Outdoor entertaining area  
 Timber floors  
 Soft closing drawers  
 Breakfast bar  
 Stainless steel appliances  
 Walk in pantry  
 Ensuite to main bed  
 Remote double garage  
 Under floor heating  
 Split system cooling/heating  
 Solar panels  
 Automatic reticulated garden  
 Under house storage

**Potential rental return**  
 \$700-\$750 per week

### Auction

Saturday 17<sup>th</sup> of March at 2pm.

### Contact

Demi Liu – 0434 192 556  
 Christine Bafas – 0427 835 610

### Close proximity to

#### Schools

Surrey Hills Primary School – 1.4km  
 Wattle Park Primary School – 1.2km  
 Camberwell High School (Zone) – 2.6km  
 Camberwell Grammar School – 4.2km

#### Shops

Union Road Shopping – 1km  
 Mailing Road Shopping – 2.2km  
 Camberwell Junction – 3.6km  
 Chadstone Shopping Centre – 7.3km

#### Parks

South Surrey Park – 400m  
 Wattle Park – 750m  
 Highfield Park – 900m  
 Gardiners Creek Reserve – 2km

#### Transport

Surrey Hills Train Station – 1.1km  
 Bus Route 766 – Box Hill to Burwood via Surrey Hills –  
 Riversdale Rd – 200m  
 Tram 70 – Waterfront City Docklands to Wattle Park –  
 Thistle St – 100m

### Terms

10% deposit, balance 60 days or other such terms that the vendors  
 have agreed to in writing prior to the commencement of the  
 auction.

### 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

1/11 Union 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)

Range between \$1,050,000

&amp;

\$1,125,000

**Median sale price**

Median price \$824,500

House

Unit

X

Suburb

Surrey Hills

Period - From 01/10/2017

to

31/12/2017

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	2/11 Union Rd SURREY HILLS 3127	\$1,105,000	14/10/2017
2	2/11 Essex Rd SURREY HILLS 3127	\$1,100,000	24/08/2017
3	3/251 Elgar Rd SURREY HILLS 3127	\$1,080,000	06/09/2017

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  
 (Single)  
**Land Size:** 220 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,125,000  
**Median Unit Price**  
 December quarter 2017: \$824,500

## Comparable Properties



2/11 Union Rd SURREY HILLS 3127 (REI)

Agent Comments

 4  3  2

**Price:** \$1,105,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)



2/11 Essex Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 3  1  2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 24/08/2017  
**Rooms:** -  
**Property Type:** Villa



3/251 Elgar Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 3  2  1

**Price:** \$1,080,000  
**Method:** Sold Before Auction  
**Date:** 06/09/2017  
**Rooms:** -  
**Property Type:** Unit

## **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.