



37 Sycamore Street Camberwell

Additional information

Council Rates: \$2,700 (approx.)
 Water Rates: \$756 (approx.)
 Architect – George Petridis
 Ducted heating
 Security alarm
 Gorgeous timber flooring
 Spacious family room with open plan design
 Smeg 4 burner gas cooktop, rangehood & oven
 Smeg Dishwasher
 2 Master bedroom suite (WIR & ensuite)
 Landscaped gardens with low maintenance
 Garden shed
 Soft-closing drawers and cabinets
 Taps with pull-out feature
 Northern sunlight to the living room
 Water Tank

Internal / external size

House size: 280sqm approx

Agent's Estimate of Selling Price \$1,680,000 - \$1,825,000

Close proximity to

- Schools** Hartwell Primary School – zoned -0.8km
 Wattle Park Primary School -1.1km
 Camberwell High School – zoned- 1.6km
 Ashwood High School -3.1km
- Shops** Camberwell Junction Shops – 3.3km
 Box Hill Central- 5.8km
 Chadstone Shopping Centre - 6.5km
 Victoria Gardens Shopping Centre - 9.5km
- Parks** Highfield Park -350m
 Lynden Park – 450m
 Wattle Park -1.8km
- Transport** Hartwell Station -1.2km
 Willison Station -1.9km
 Tram 70 Waterfront City Docklands - Wattle Park
 Tram 75 Etihad Stadium Docklands - Vermont South

Rental Estimate
\$950 per week

Chattels

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

Settlement

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

Method

Private Sale



Ante Xu
 0452 665 864



Julian Badenach
 0414 609 665

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 37 Sycamore Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,680,000 & \$1,825,000

Median sale price

Median price \$2,067,500 Property Type House Suburb Camberwell

Period - From 01/01/2020 to 31/03/2020 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	2a Warwick Av SURREY HILLS 3127	\$1,800,000	21/03/2020
2	5 Barkly St CAMBERWELL 3124	\$1,800,000	14/02/2020
3	4 Culliton Rd CAMBERWELL 3124	\$1,760,000	13/02/2020

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: 18/06/2020 10:19



 3  3  3

Property Type:
Agent Comments

Indicative Selling Price
\$1,680,000 - \$1,825,000
Median House Price
March quarter 2020: \$2,067,500

Comparable Properties



2a Warwick Av SURREY HILLS 3127 (REI/VG) [Agent Comments](#)

 3  2  1

Price: \$1,800,000
Method: Auction Sale
Date: 21/03/2020
Rooms: 6
Property Type: Townhouse (Res)



5 Barkly St CAMBERWELL 3124 (REI/VG) [Agent Comments](#)

 3  1  1

Price: \$1,800,000
Method: Sold Before Auction
Date: 14/02/2020
Property Type: House (Res)
Land Size: 631 sqm approx



4 Culliton Rd CAMBERWELL 3124 (REI/VG) [Agent Comments](#)

 4  2  2

Price: \$1,760,000
Method: Sold Before Auction
Date: 13/02/2020
Rooms: 6
Property Type: House (Res)
Land Size: 588 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 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.