



12 Lynden Street, Camberwell

Additional information

Land size: 617 sqm. (Approx.)
 Elevated position
 High ceilings & elegant cornices
 Leadlight windows
 Timber flooring
 French doors
 Separate formal lounge & dining area
 3 open fireplaces
 Quality appliances
 3 bedrooms with BIR's
 2 renovated bathrooms
 Hi-tech Hyundai toilets with seat warming & bidet capabilities
 Undercover entertaining deck
 Brick courtyard with built-in basketball hoop
 Additional covered courtyard / car space
 Separate laundry
 Ducted heating
 Evaporative cooling & split system cooling
 Large shed
 Double carport

Private Sale

\$1,850,000

Rental Appraisal

\$850-\$900 per Week

Contact

Christine Bafas 0427 835 610
 Cameron Way 0418 352 380

Close proximity to

| | |
|-----------|--|
| Schools | Canterbury Primary School (zoned) – 1km Camberwell High School (zoned) – 2.2km St Dominic's Primary School – 450m Hartwell Primary School – 1.4km Canterbury Girls Secondary College (zoned) – 3.5km Deakin University Burwood Campus – 3.7km |
| Shops | Woolworths Middle Camberwell – 1.3km Camberwell Sunday Market – 3.3km Camberwell Shopping Precinct – 3.4km Box Hill Central – 4.6km |
| Parks | Highfield Park – 500m Lynden Park – 600m South Surrey Park – 1.2km Wattle Park – 1.8km |
| Transport | Willison Train Station – 1.8km Hartwell Train Station – 2.2km Tram Route 70 – Docklands tp Wattle Park – 600m Bus Route 766 – Box Hill to Burwood via Surrey Hills |

Terms

10% deposit, balance 60/90 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 and electric light fittings & window furnishings as inspected

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

12 Lynden Street, Camberwell Vic 3124

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,850,000

Median sale price

Median price \$2,227,000

House

X

Unit

Suburb Camberwell

Period - From 01/01/2018

to

31/03/2018

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 | 29 Oxford St CAMBERWELL 3124 | \$1,888,000 | 24/02/2018 |
| 2 | 37 Wingan Av CAMBERWELL 3124 | \$1,800,000 | 28/04/2018 |
| 3 | 23 Wingan Av CAMBERWELL 3124 | \$1,800,000 | 10/02/2018 |

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: House

Land Size: 617 sqm approx

Agent Comments

Comparable Properties



29 Oxford St CAMBERWELL 3124 (REI)

Agent Comments

 3  1  2

Price: \$1,888,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 770 sqm approx



37 Wingan Av CAMBERWELL 3124 (REI)

Agent Comments

 3  1  1

Price: \$1,800,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 591 sqm approx



23 Wingan Av CAMBERWELL 3124 (REI)

Agent Comments

 4  2  2

Price: \$1,800,000

Method: Private Sale

Date: 10/02/2018

Rooms: 7

Property Type: House (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.

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.