



woodards 

10 Kingston Road, Surrey Hills

Additional information

Boroondara council Rates: \$ TBC pa (Refer S32)
 Water Rates: \$175pq + usage (Refer S32)
 Neighbourhood Residential Zone Schedule 3
 Heritage Overlay 535 (Surrey Hills North Residential Precinct)
 Land Size: 1081sqm approx.

Terms

10% deposit, balance 90 days or any other such terms that have been agreed to in writing by the vendor prior to auction

Method

Auction Saturday 14th May at 12pm

Chattels

Vacant land- as inspected

Close proximity to

Schools Chatham Primary- Weybridge St, Surrey Hills (950m)
 Camberwell High- Prospect Hill Rd, Canterbury (1.9km)
 Canterbury Girls Secondary- Mangarra Rd, Canterbury (2.4km)
 Camberwell Grammar- Mont Albert Rd, Canterbury (2.4km)
 Strathcona Girls Grammar- Scott St, Canterbury (1.6km)

Shops

Coles Local- Union Rd, Surrey Hills (950m)
 Maling Road Cafes & shops- Maling Rd, Canterbury (550m)
 Woolworths Balwyn- Whitehorse Rd, Balwyn (1.7km)
 Camberwell Junction- Burke Rd, Camberwell (4km)
 Westfield Doncaster- Doncaster Rd, Doncaster (6.9km)

Parks

Canterbury Sports ground- Chatham Rd, Canterbury (450m)
 Canterbury Gardens- Canterbury Rd, Canterbury (650m)

Transport Chatham Train Station (150m)



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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

10 Kingston Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,290,000

Property Type House

Suburb Surrey Hills

Period - From 01/04/2021

to 31/03/2022

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		
3		

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:

18/04/2022 12:08