



**woodards**

## 281A Cambridge Rd Mooroolbark

### Additional information

- Land size 18899sqm approx.
- Master bedroom with a full angled window which gives breathtaking views of the mountains.
- 4 private downstairs bedrooms, 3 with superb WIR/BIR storage.
- Ensuite featuring a spa bath with exclusive leafy views, "His" and "Hers" walk-in robes and an oversized parent's retreat.
- Designer bathroom with rain shower & freestanding bath.
- Main living area consists of a spacious sunken family room with wood fireplace.
- Soaring cathedral ceilings.
- NSW Spotted Gum floors.
- Elevated sitting room with wet bar.
- Expansive rumpus room with built-in speakers.
- Dedicated study room
- Private first floor studio.
- Kitchen shows off with sublime stone benchtops, island bench and Siemens appliances including an induction cooktop.
- Sizeable casual meals area.
- Vast, expansive gardens.
- Pool and spa.
- Covered alfresco meals.
- BBQ area.
- Chicken coup.
- Over 50 fruit trees.
- Array of indigenous trees and plants.
- Serene dam with deck.
- Laundry.
- Ducted heating.
- Refrigerated cooling.
- Additional reverse cycle cooling.
- Secure alarm.
- CCTV cameras.
- 128k litres of rainwater tanks.
- Double garage.
- 2 single garage & 2 single carports.

### Close proximity to

<b>Schools</b>	Pembroke Primary School – Zoned (900m) Montrose Primary School (1.1km) Yarra Hills Secondary College – zoned (2.2km) Mooroolbark College (3.4km)
<b>Shops</b>	Eastwood Plaza (4.2km) Mooroolbark Terrace Shopping Centre (4.3km) Croydon Central (6.6km)
<b>Parks</b>	Pembroke Retarding Basin (300m) Montrose Brickworks Flora Reserve (550m) Elizabeth Bridge Reserve (1.6km)
<b>Transport</b>	Mooroolbark train station (3.5km) Bus 698 Croydon - Montrose via Hawthorn Road & Durham Road
<b>Settlement</b>	90 days or any other such terms that have been agreed to in writing by the vendor
<b>Chattels</b>	All fixed floor coverings, fixed light fittings and window furnishings as inspected
<b>Rental estimate</b>	\$900 - \$1,000 per week (approx.)



**Mark Johnstone**  
0417 377 916



**Rachel Waters**  
0413 465 746

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

281A Cambridge Road, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,350,000

&

\$2,500,000

### Median sale price

Median price

\$880,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/04/2022

to

30/06/2022

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:

12/10/2022 11:20

## **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.