

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 3/44-46 Kingston Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$740,000 & \$790,000

Median sale price

Median price \$815,000 Property Type Unit Suburb Surrey Hills

Period - From 01/07/2022 to 30/06/2023 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	5/38-40 Shepherd St SURREY HILLS 3127	\$840,000	04/09/2023
2	4/12 Essex Rd SURREY HILLS 3127	\$750,000	08/09/2023
3	3/14 Essex Rd SURREY HILLS 3127	\$720,000	02/09/2023

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: 12/09/2023 17:25



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3/44-46 Kingston Road, Surrey Hills

City of Boroondara Rates: \$1,626.30

Owners Corporation: TBC

Updated kitchen (2011)

Bosch electric appliances (2016)

Spacious living/dining

Large WIR in master bedroom

Separate laundry

Large linen press

Split system heating and cooling

Electric hot water service

2 x water tanks with pump

Large private spacious courtyard

Single car garage

Rental Estimate

\$500-\$550 per week (approx.)

Chattels

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

Close proximity to

Schools Chatham Primary School (zoned) - (1.5km)
Our Holy Redeemer Primary School - (1.2km)
Camberwell High School (zoned) - (2.1km)

Shops Union Road Shopping Village - (700m)
Maling Road Shops, Canterbury (1.0km)
Whitehorse Road Balwyn Shopping (2.0km)
Camberwell Junction Shopping (3.7km)
Box Hill Central (3.6km)

Parks Canterbury Sports Ground - (700m)
Surrey Gardens - (800m)
Canterbury Gardens - (1.5km)
Grovedale Park - (1.8km)

Transport Chatham train station - 250m
Union Station - 900m
Tram 109 - Box hill to Port Melbourne - 1.5km
Bus 612 - Box Hill - Chadstone via Surrey Hills - 700m
Bus 766 - Box Hill to Burwood - 750m

Settlement

10% deposit, 60 days or any other such terms that have been agreed to in writing, by the vendor prior to auction.



Rachel Waters
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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.

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