

# Property information sheet.

<b>Address</b>	
<b>Method of sale</b>	
<b>Price guide</b>	
<b>Year built</b>	
<b>No. of bedrooms</b>	
<b>No. of bathrooms</b>	
<b>Parking</b>	
<b>Total Size</b>	
<b>Internal &amp; External Size</b>	
<b>Car Space &amp; Laundry Size</b>	
<b>Aspect</b>	
<b>Rental Estimate</b>	
<b>Special features</b>	

Rates and levies		
Council rates	Water rates	Strata levies

**Disclaimer:** The above information has been furnished to us by the vendor. We have not verified whether or not that the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate. The agent will not be liable for loss resulting from any action or decision by you in reliance on the information from the agent.

# Local area.

12/5 Devitt Place, HILLSDALE, NSW 2036

Schools	Distance	Time
- Matraville Public School	Walk	6 min
- Sacred Heart Catholic Primary School	Drive	7 min
- Matraville Sport High School	Drive	8 min
- UNSW	Drive	11 min

Shopping	Distance	Time
- Southpoint Shopping Centre	Walk	2 min
- Woolworth Matraville	Drive	6 min
- Bunnings Eastgardens	Drive	5 min
- Westfield Eastgardens	Drive	4 min

Hospitals	Distance	Time
- Prince of Wales Hospital	Drive	11 min
- Royal Hospital for Woman	Drive	11 min
- Sydney Children's Hospital	Drive	11 min

















Transport	Distance	Time
Bus Stop - 392 - 375 - 393 - 392X - 392N	Walk	2 min

Leisure	Distance	Time
- Heffron Park	Walk	2 min
- Malabar Beach	Drive	7 min
- Maroubra Beach	Drive	7 min

Icon	Distance	Time
- Sydney Airport	Drive	12 min
- Highway M1	Drive	8 min
- Sydney CBD	Drive	20 min

# Recent comparable sales.

## 12/5 Devitt Place, HILLSDALE, NSW 2036

Property	Details	Price	Sale date	
3/13 Flack Avenue Hillsdale NSW 2036	3  1  1 	\$845,000	10/09/25	
5/6 Jauncey Place Hillsdale, NSW 2036	3  1  1 	\$865,000	21/07/25	
1/4 Brittain Crescent Hillsdale NSW 2036	3  1  1 	\$850,000	24/06/25	
2/33 Jauncey Place Hillsdale NSW 2036	3  1  1 	\$850,000	12/07/25	

**Disclaimer** While we make every effort to ensure that the information we provide you is correct and up-to-date, we do not warrant its accuracy or reliability. Interested parties should exercise their own independent skill and judgement before they rely on it. In any important matter, you should seek professional advice relevant to your own circumstances. Interested parties should rely on their own enquiries.

# The buying process.

## Step 1

Research properties on the market &  
Visit potential properties.

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## Step 2

Review Property Documents,  
Make an Offer & Submit an offer to purchase.

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## Step 3

Deposit 0.25% &  
Sign the purchase agreement (contract of sale).

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## Step 4

The cooling period is 5 business days.  
Deposit 0.25% is not refundable,  
if you choose to cancel during the cooling period.

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## Step 5

End of cooling period - Make a deposit equivalent  
to 10% of the purchase price.

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## Step 6

Pre-Settlement Inspection - One-time inspection  
of the property before the settlement date.

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## Step 7

Settlement - Standard settlement time is 6 weeks  
after the exchange contracts of property.

## DONE

Completion- Move in or Rent with Stone Maroubra  
CONGRATULATIONS FOR NEW PROPERTY