

woodards™

67 Zetland Road Mont Albert

Additional information

Land size: 660sqm (approx.)
North facing backyard
Hardwood flooring
Elevated north facing sunroom
In-built and under-house storage
Lush established native gardens
BIRs in bedrooms
Close to Box Hill Central
Easy access to parklands and transport
Tram # 109 only 300m away
Surrounded by great schools, public and private

Method

Auction Saturday 18 September at 10.00

Rental Estimate

Circa \$500 per week based on current market condition

Settlement

 $60/90\,$ days or other such terms the vendor has agreed to in writing

Close proximity to ...

Schools Mont Albert Primary School – zoned – 1.4km

Koonung Secondary College – zoned – 2.6km Canterbury Girls Secondary College – 4.6km

Camberwell Grammar – 4.6km Our Lady of Sion College – 1.6km

Shops Box Hill Central – 600m

Surrey Hills Village — 1.8km Balwyn Village — 2.6km

Westfield Doncaster Shoppingtown - 4.8km

Parks & Kingsley Gardens – 400m

Amenities Beatty Street Playground - 550m

Box Hill Gardens – 800m

Surrey Park & Aquatic Centre - 1.6km Box Hill Hospital & Eastern Epworth - 750m

Transport Mont Albert Train Station – 700m

Tram 109 Box Hill - CBD - Docklands - 300m

Eastern Freeway – 2.8km



Demi Liu 0434 192 556



Cameron Way 0418 352 380

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	67 Zetland Road, Mont Albert Vic 3127
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$2,164,444	Pro	perty Type	House		Suburb	Mont Albert
Period - From	01/07/2020	to	30/06/2021		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

Add	dress of comparable property	Price	Date of sale
1	15 Simmons St BOX HILL NORTH 3129	\$1,400,500	15/05/2021
2	15 Kneale Dr BOX HILL NORTH 3129	\$1,360,000	31/07/2021
3	452 Belmore Rd MONT ALBERT NORTH 3129	\$1,317,000	08/05/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/08/2021 17:02













Property Type:

Divorce/Estate/Family Transfers Land Size: 660 sgm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** Year ending June 2021: \$2,164,444

Comparable Properties



15 Simmons St BOX HILL NORTH 3129

(REI/VG)

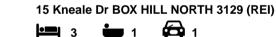
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Price: \$1,400,500 Method: Auction Sale Date: 15/05/2021

Property Type: House (Res) Land Size: 592 sgm approx **Agent Comments**







Price: \$1,360,000 Method: Auction Sale

Date: 31/07/2021

Property Type: House (Res) Land Size: 634 sqm approx

Agent Comments

Agent Comments



452 Belmore Rd MONT ALBERT NORTH 3129

(VG)

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Price: \$1,317,000 Method: Sale Date: 08/05/2021

Property Type: House (Res) Land Size: 664 sqm approx





Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111



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.