



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 & Amenities Kingsley Gardens – 400m
 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

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

67 Zetland Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$2,164,444

Property 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	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 comparable properties 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



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Property Type:

Divorce/Estate/Family Transfers

Land Size: 660 sqm 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)

Agent Comments

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Price: \$1,400,500**Method:** Auction Sale**Date:** 15/05/2021**Property Type:** House (Res)**Land Size:** 592 sqm approx

15 Kneale Dr BOX HILL NORTH 3129 (REI)

Agent Comments

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Price: \$1,360,000**Method:** Auction Sale**Date:** 31/07/2021**Property Type:** House (Res)**Land Size:** 634 sqm approx

452 Belmore Rd MONT ALBERT NORTH 3129 (VG)

Agent Comments

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Price: \$1,317,000**Method:** Sale**Date:** 08/05/2021**Property Type:** House (Res)**Land Size:** 664 sqm approx

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.