



## 124 Maud Street, Balwyn North

### Additional Information

Generous living zones  
 Excellent outdoor entertaining  
 Sensational views of the CBD  
 Entry with polished parquet floors  
 Separate formal lounge and dining rooms  
 Enormous central family & meals hub  
 Gas stone fireplace  
 Stone kitchen  
 Stainless steel Miele appliances including a coffee machine & steam oven  
 Butler's pantry with additional appliances  
 Indoor/outdoor dining area with kitchen  
 Spacious deck and easy care garden  
 Master bedroom with WIR & spa ensuite with large shower  
 Upstairs retreat with exceptional city vistas  
 Side deck with stone water feature  
 Ducted heating  
 Refrigerated cooling  
 Ducted vacuum  
 Speakers in living zones  
 Secure alarm  
 Video intercom  
 Rainwater tank  
 Double remote garage via a remote security gate

### Potential rental return

\$1,200 - \$1,300 per week approx.

### Forthcoming Auction

#### Contact

Cameron Way – 0418 352 380  
 Christine Bafas - 0427 835 610

### Close proximity to

<b>Schools</b>	Balwyn North Primary School – Zoned – 180m Balwyn High School – Zoned – 400m St Bede's Primary School – 850m Kew High School – 1.6km Greythorn Primary School – 3km
<b>Shops</b>	Greythorn Central Shopping Centre – 1.5km Coles – Balwyn North – 1.6km Balwyn Shopping Centre – 2.5km Westfield Doncaster – 4.5km
<b>Parks</b>	Macleay Park - 850m Hislop Park – 900m Gordon Barnard Reserve – 1km Stradbroke Park – 1.7km
<b>Transport</b>	Tram 48 – Nth Balwyn to Docklands – Balwyn/ Doncaster Rd – 700m Bus Route 302 – City to Box Hill via Belmore Rd & Eastern Fwy – Belmore Rd – 900m Bus Route 304 – City to Doncaster SC via Belmore Rd & Eastern Fwy – Belmore Rd – 900m Bus Route 285 – Doncaster Park & Ride to Camberwell – Balwyn Rd - 500m

### Terms

10% deposit, balance 60/90 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

### Chattels

All fixed floor coverings, window furnishings and light fittings.

## 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

124 Maud Street, Balwyn North Vic 3104

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

Range between \$2,900,000

&amp;

\$3,100,000

**Median sale price**

Median price \$2,105,000

House

X

Unit

Suburb

Balwyn North

Period - From 01/07/2017

to

30/09/2017

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 Mary St BALWYN NORTH 3104	\$3,225,000	28/10/2017
2	105 Fortuna Av BALWYN NORTH 3104	\$3,050,000	18/06/2017
3	6 Lawson St BALWYN NORTH 3104	\$3,000,000	02/12/2017

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.



 5  4  2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 646 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$2,900,000 - \$3,100,000

**Median House Price**

September quarter 2017: \$2,105,000

## Comparable Properties



**5 Mary St BALWYN NORTH 3104 (REI)**

**Agent Comments**

 5  4  2

**Price:** \$3,225,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 646 sqm approx



**105 Fortuna Av BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**

 5  4  2

**Price:** \$3,050,000

**Method:** Auction Sale

**Date:** 18/06/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 627 sqm approx



**6 Lawson St BALWYN NORTH 3104 (REI)**

**Agent Comments**

 5  4  2

**Price:** \$3,000,000

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 654 sqm approx

(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 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](mailto: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](mailto: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.