



woodards 

15 Hawkins Avenue, Mont Albert North

Additional information

Land size: 629 sqm approx.
 North facing master bedroom with dressing room and ensuite and ceiling fans
 North facing lounge
 Open plan kitchen and dining with skylight windows
 Swimming pool
 Bedrooms with BIRs
 Electrolux/Smeg/Fisher & Paykel kitchen appliances
 Stone benchtop
 Natural oak flooring
 Luxury family room
 Entertaining decks
 Landscaped garden
 Ducted Heating
 Split air-conditioning units
 Excellent storage
 Double lock up garage

Rental Estimate

\$800 per week (approx.)

Agent estimated price range: \$1,500,000 - \$1,650,000

Settlement

10% deposit, balance 90 days or other such terms the vendor has agreed to in writing prior to auction

Close proximity to ...

Schools

Mont Albert Primary School - Zoned (1.6km)
 Koonung Secondary College – Zoned (1.2m)
 Box Hill Senior Secondary College (300m)
 Greythorn Primary School (2.2km)
 Box Hill North Primary (1.9km)
 St. Bridget's Primary School (2.4km)

Shops

Coles and Shops - Balwyn East (1.5km)
 Box Hill Central – (1.8km)
 Westfield Shopping Center (2.5km)

Parks

Ashmole Reserve (170m)
 Mont Albert Reserve (450m)
 Box Hill Crescent Reserve (600m)
 Hagenauer Reserve (700m)

Transport

Box Hill Train Station (1.8km)
 Tram route 109 – at Elgar Rd to City (1.2km)
 Bus route 302 – at Elgar Road to City (500m)
 Bus route 281 - at Elgar Road to Templestowe (500m)
 Bus route 293 - at Elgar Road to Greensborough (500m)

Auction Saturday 29 August at 3pm

Chattels

All fixed floor coverings, window furnishings and light fittings.



Julian Badenach
 0414 609 665



Isabella Kou
 0412 206 082

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

15 Hawkins Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,525,000

Property Type House

Suburb Mont Albert North

Period - From 01/07/2019

to 30/06/2020

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		
2		
3		

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:

23/07/2020 11:55

15 Hawkins Avenue, Mont Albert North Vic 3129

woodards 

Julian Badenach

9894 1000

0414 609 665

jbadenach@woodards.com.au

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending June 2020: \$1,525,000



 4  2  2

Property Type: House

Land Size: 629 sqm approx

Agent Comments

Comparable Properties

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.

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



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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 jpicrolo@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 (a) you may not be permitted to attend an open for inspection; and (b) 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.