



woodards 

2/23 Mitchell Road, Mont Albert North

Additional information

Water rates: \$175 +usage (ref S32)
 Whitehorse Council rates: \$2,000.15pa (ref S32)
 Owners Corp fees: \$1,833.30 pa (Ref S32)
 Built: 2019
 House size: 19.1sq including garage
 Land size: 167sqm (approx.)
 Solid timber Spotted Gum flooring (satin finish)
 Zoned gas ducted heating -add on refrigerated cooling
 Ducted vacuum
 Bosch security alarm
 Video intercom
 SMEG 900mm 5 burner gas cooktop
 SMEG 900mm electric oven
 SMEG dishwasher
 Soft closing cabinetry (kitchen)
 Glass splashback (kitchen)
 40mm stone benchtop (kitchen)
 Rinnai gas instantaneous hot water
 Garden shed
 Water tank with pump
 Double garage with remote door

Rental Estimate

\$650 per week based on current market conditions



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

Close proximity to

Schools Box Hill North Primary- Elizabeth St, Box Hill North (1.6km)
 Koonung Secondary- Elgar Rd, Mont Albert North (650m)
 Box Hill TAFE- Elgar Rd, Box Hill (1.5km)

Shops Coles Balwyn East- Belmore Rd, Balwyn Rd, Balwyn (1.5km)
 Westfield Doncaster- Doncaster Rd, Doncaster (2.7km)
 Box Hill Central – Whitehorse Rd, Box Hill (2.2km)

Parks Gawler Chain Park–Moselle St, Mont Albert Nth (290m)
 Elgar Park- Elgar Rd, Mont Albert North (700m)
 Koonung Creek Trail- Elgar Rd, Mont Albert North (1.3km)

Transport Bus 302 City to Box Hill via Belmore Rd & Eastern Freeway
 Bus 304 City to Doncaster SC via Belmore Rd
 Bus 284 Doncaster Park & Ride to Box Hill

Chattels

All fixed floor coverings, fixed light fittings as inspected

Settlement

10% deposit 30/60 days

Method

Deadline Private Sale Closing Tuesday 12th October at 5pm
 (Unless sold prior)

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

2/23 Mitchell Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,026,000

Property Type Unit

Suburb Mont Albert North

Period - From 01/01/2021

to 31/03/2021

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	1/246 Belmore Rd BALWYN 3103	\$1,300,000	27/05/2021
2	1/388 Belmore Rd MONT ALBERT NORTH 3129	\$1,310,000	08/05/2021
3	6/392 Belmore Rd MONT ALBERT NORTH 3129	\$1,140,500	27/02/2021

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:

23/06/2021 09:56



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

March quarter 2021: \$1,026,000

Comparable Properties



1/246 Belmore Rd BALWYN 3103 (REI)

Agent Comments

 3  2  2

Price: \$1,300,000

Method: Private Sale

Date: 27/05/2021

Property Type: Townhouse (Single)

Land Size: 191 sqm approx



1/388 Belmore Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

 4  3  2

Price: \$1,310,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Townhouse (Res)



6/392 Belmore Rd MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,140,500

Method: Auction Sale

Date: 27/02/2021

Property Type: Townhouse (Res)

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 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.