



woodards 

2/3 Cairo Road, Mont Albert North

Additional information

Owners Corporation fees: \$1220 p/a (approx.)
Council rates: \$1,115.90 p/a (approx.)
Brick veneer
Aluminium windows
North-facing front windows
Dual access updated bathroom
Polished floors
Gas ducted heating
Split system air conditioner
Gas cook top
Electric oven
Ceiling fans in bedrooms and dining
LED lights
Gas hot water
Garden storage
Private rear courtyard herb garden
Mature plum tree bearing delicious Mariposa blood plums
Single carport and nearby off-street visitor parking

Rental Estimate

\$410-\$460 per week (approx.)

Auction

Saturday 30th November at 1pm

Agent's Estimate of Selling Price \$595,000 - \$650,000



Rachel Waters
0413 465 746



Cameron Way
0418 352 380

Close proximity to ...

Schools

Box Hill North Primary School (zoned) - 500m
Koonung Secondary College (zoned) - 230m
Box Hill Senior Secondary College - 1.1km
Box Hill TAFE - 1.9km

Shops

Box Hill Central- 2.1km
Westfield Doncaster - 2.8km
Blackburn Nth Shopping Centre- 4.1km
Balwyn Shopping Centre - 4.1km

Parks

Gawler Chain North East Playground - 350m
Hagenauer Reserve - 700m
Bushy Creek Parklands - 900m

Transport

Box Hill Train Station -2.4km
Tram 109 Box Hill - Port Melbourne
Bus 281 Deakin University to Templestowe
Bus 302 City to Box Hill via Belmore Road

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Settlement

60 days or other such terms agreed to by the vendor in writing prior to the commencement of auction.

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 2/3 Cairo Road, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$917,000 Property Type Unit Suburb Mont Albert North

Period - From 01/10/2018 to 30/09/2019 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	4/29 Boondara Rd MONT ALBERT NORTH 3129	\$730,000	14/09/2019
2	3/68 Medway St BOX HILL NORTH 3129	\$620,000	10/08/2019
3	11/82 Victoria Cr MONT ALBERT 3127	\$580,000	17/09/2019

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: 29/10/2019 10:42



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$595,000 - \$650,000

Median Unit Price

Year ending September 2019: \$917,000

Comparable Properties



**4/29 Boondara Rd MONT ALBERT NORTH
3129 (REI/VG)**

Agent Comments

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Price: \$730,000

Method: Auction Sale

Date: 14/09/2019

Property Type: Unit

Land Size: 106 sqm approx



**3/68 Medway St BOX HILL NORTH 3129
(REI/VG)**

Agent Comments

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Price: \$620,000

Method: Auction Sale

Date: 10/08/2019

Property Type: Unit



11/82 Victoria Cr MONT ALBERT 3127 (REI)

Agent Comments

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Price: \$580,000

Method: Private Sale

Date: 17/09/2019

Property Type: Villa

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 jjpiccolo@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.