



**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 30<sup>th</sup> 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](http://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



 2  1  1

**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**

 2  1  1

**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**

 2  1  1

**Price:** \$620,000

**Method:** Auction Sale

**Date:** 10/08/2019

**Property Type:** Unit



**11/82 Victoria Cr MONT ALBERT 3127 (REI)**

**Agent Comments**

 2  1  1

**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 [jpiccio@woodards.com.au](mailto:jpiccio@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 (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.