



woodards 

4/39 Orchard Crescent Mont Albert North

Additional information

Land: 496sqm
 Owner corporation: \$400 per quarter
 Freshly painted
 Stunning new carpet
 Master bedroom has access to a WIR and ensuite
 3 other bedrooms all come with BIR storage
 Well-appointed bathroom
 2 sensational generous living zones
 Updated kitchen includes a brand new oven, cooktop and dishwasher
 Leafy garden and courtyard
 Ducted heating
 Evaporative cooling
 Reverse cycle heating and cooling
 2 sheds
 Single garage with external access to the rear

Rental Estimate

\$600- \$650 per week approx.

Chattels

All fixed floor coverings and fixed light fittings as inspected

Close proximity to

Schools	Birralee Primary School zoned - (3.8km)
	Greythorn Primary School – (1.3 km)
	Koonung Secondary College - zoned - (1.8km)
	Balwyn High School - (4.2km)
Shops	Coles _ Balwyn East (1.3km)
	Westfield - (4.1km)
	Box Hill Central - (4.1km)
Parks	Elgar Park (600m)
	Koonung Creek Wetlands (1.4km)
	Greythorn Park (1.8km)
Transport	Mont Albert train station (3.4km)
	Bus 302 City - Box Hill Station via Belmore Rd
	Bus 304 City - Doncaster SC via Belmore Rd and Eastern Fwy

Terms

30/60/90 days or any other such terms that have been agreed to in writing by the vendor

Method

Auction Saturday 24 April at 11am



Mark Johnstone
0417 377 916



Julian Badenach
0414 609 665

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

4/39 Orchard Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Range between

\$920,000

&

\$970,000

Median sale price

Median price

\$927,500

Property Type

Unit

Suburb

Mont Albert North

Period - From

01/01/2020

to

31/12/2020

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:

30/03/2021 14:17



 4  2  1

Property Type: Townhouse
(Single)

Land Size: 496 sqm approx

Agent Comments

Indicative Selling Price

\$920,000 - \$970,000

Median Unit Price

Year ending December 2020: \$927,500

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.

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 **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.