



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



Mark Johnstone 0417 377 916

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



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

Prope	rty offered for	sale										
Address Including suburb and postcode		4/39 Orchard Crescent, Mont Albert North Vic 3129										
Indica	tive selling pri	се										
For the	meaning of this	orice see	cons	sumer.vic.gc	ν.au/ι	underquo	ting					
Rang	e between \$920,	000	8 000			\$970,00)00					
Media	n sale price											
Med	ian price \$927,50	00	Pro	operty Type	Unit			Subi	urb	Mont Albert	North	
Perio	d - From 01/01/2	2020	to	31/12/2020)	Sc	ource	REIV	/			
Comp	arable property	y sales ((*De	lete A or B	belo	w as ap	plica	ble)				
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									Pr	ice	Date of sale	
1												
2												
3												
OR												
В*	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			









Property Type: Townhouse

(Single)

Land Size: 496 sqm approx

Agent Comments

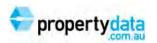
Indicative Selling Price \$920,000 - \$970,000 Median Unit Price Year ending December 2020: \$927,500

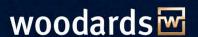
Comparable Properties

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.

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







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.