



woodards 

3/23 Mitchell Road, Mont Albert North

Additional information

Brand new- built by Martex Constructions
 Water rates: \$TBA +usage (ref S32)
 Whitehorse Council rates: \$TBA(ref S32)
 Owners Corp fees: \$1,833.30 pa (Ref S32)
 Solid timber Spotted Gum flooring (satin finish)
 Zoned gas ducted heating with 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)
 Downstairs master bedroom with WIR & fully tiled ensuite
 Rinnai gas instantaneous hot water
 Garden shed
 Water tank with pump
 Double garage with remote door

Internal / external size

House size: 17.2 sq plus 4sq garage (21.2sq total)
 Land size: 210sqm (approx.)

Agent's Estimate of Selling Price \$1,250,000 - \$1,295,000
 Median House Price \$1,405,000 (REIV June 2019)

Close proximity to

Schools

Box Hill North Primary School- Elizabeth St, Box Hill North (1.6km)
 Koonung Secondary College- Elgar Rd, Mont Albert North (650m)
 Box Hill Senior Secondary- Dunloe Ave, 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 Playground – Moselle St, Mont Albert North (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 & Eastern Freeway
 Bus 284 Doncaster Park & Ride to Box Hill

Rental Estimate

\$650 per week based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings as inspected

Settlement

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

Method

Auction Saturday 3rd August at 11am

Jessica Hellmann
 0411 034 939



Julian Badenach
 0414 609 665



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

3/23 Mitchell Road, Mont Albert North Vic 3129

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,295,000

Median sale price

Median price \$1,405,000

House

X

Unit

Suburb

Mont Albert North

Period - From 01/04/2019

to

30/06/2019

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		
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.



 4  2  2

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,295,000
Median House Price
June quarter 2019: \$1,405,000

Comparable Properties



1/23 Mitchell Rd MONT ALBERT NORTH 3129 (REI) **Agent Comments**

 4  2  2

Price: \$1,375,000
Method: Sold Before Auction
Date: 25/06/2019
Rooms: -
Property Type: Townhouse (Res)



1/50 Clyde St BOX HILL NORTH 3129 (REI) **Agent Comments**

 4  3  2

Price: \$1,270,000
Method: Private Sale
Date: 30/04/2019
Rooms: -
Property Type: Townhouse (Single)

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 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.