



**woodards** 

## 1/14 Mitchell Road, Mont Albert North

### Additional information

Council Rates: \$ (Refer Section 32)  
 Water Rates: \$175pq plus usage approx. (Refer Section 32)  
 General Residential Zone Schedule 4  
 Front unit of 4 on the block  
 Separate driveway  
 Security alarm  
 Gas ducted heating  
 Ducted vacuum  
 Large formal lounge room with OFP  
 Large formal dining room with views of the garden light well  
 Main bed located at front of the house – WIR & ensuite  
 Two other bedrooms (one with BIR)  
 Central bathroom plus separate powder room  
 Kitchen with marble bench top  
 4 burner gas cooktop  
 Electric wall oven  
 Dishwasher  
 Built in mini bar bridge  
 Tiled family/ meals area with AC unit & ceiling fan  
 Linen cupboard  
 Vergola and stunning low maintenance courtyard  
 Double remote garage with internal access

### External size

Land size: 360sqm approx.

Agent's Estimate of Selling Price \$1,000,000 - \$1,100,000  
 Median Unit Price \$917,000 (REIV September 2019)



**Julian Badenach**  
 0414 609 665



**Jessica Hellmann**  
 0411 034 939

### Close proximity to

#### Schools

Box Hill North Primary School- Elizabeth St, Box Hill North (1.5km)  
 Koonung Secondary College- Elgar Rd, Mont Albert North (550m)  
 Box Hill Senior Secondary- Dunloe Ave, Mont Albert North (750m)  
 Box Hill TAFE- Elgar Rd, Box Hill (1.5km)

#### Shops

Coles Balwyn East- Belmore Rd, Balwyn Rd, Balwyn (1.4km)  
 Westfield Doncaster- Doncaster Rd, Doncaster (2.6km)  
 Box Hill Central – Whitehorse Rd, Box Hill (2.1km)

#### Parks

Gawler Chain Playground – Moselle St, Mont Albert North (350m)  
 Elgar Park- Elgar Rd, Mont Albert North (600m)  
 Koonung Creek Trail- Elgar Rd, Mont Albert North (1.2km)

#### 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  
 Tram 109 Box Hill to Port Melbourne (1.6km)  
 Box Hill train Station (2.1km)

### Rental Estimate

\$680 per week based on current market conditions

### Chattels

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

### Settlement

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

### Method

Auction Saturday 30<sup>th</sup> November at 2pm

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

1/14 Mitchell 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 \$1,000,000

&

\$1,100,000

### 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	1/2 Courbrant Ct MONT ALBERT NORTH 3129	\$1,185,000	14/09/2019
2	72a Strabane Av MONT ALBERT NORTH 3129	\$1,080,000	07/09/2019
3	2/37 Shannon St BOX HILL NORTH 3129	\$980,500	05/10/2019

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:

22/10/2019 12:54



 3  2  2

**Property Type:** Unit  
**Land Size:** 360 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000

**Median Unit Price**  
Year ending September 2019: \$917,000

## Comparable Properties



**1/2 Courbrant Ct MONT ALBERT NORTH 3129 (REI)** **Agent Comments**

 3  2  2

**Price:** \$1,185,000  
**Method:** Auction Sale  
**Date:** 14/09/2019  
**Property Type:** House (Res)  
**Land Size:** 384 sqm approx



**72a Strabane Av MONT ALBERT NORTH 3129 (REI)** **Agent Comments**

 3  2  1

**Price:** \$1,080,000  
**Method:** Auction Sale  
**Date:** 07/09/2019  
**Rooms:** 6  
**Property Type:** Townhouse (Res)



**2/37 Shannon St BOX HILL NORTH 3129 (REI)** **Agent Comments**

 3  2  2

**Price:** \$980,500  
**Method:** Auction Sale  
**Date:** 05/10/2019  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 317 sqm approx



## **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](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 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.