



woodards 

22 Barloa Road, Mont Albert

Additional information

Council Rates: \$TBA (Refer Section 32)
 Water Rates: \$175pq plus usage approx. (Refer Section 32)
 Neighbourhood Residential Zone Schedule 5
 Significant Landscape Overlay Schedule 9
 Land size: 762sqm (approx.)
 Californian Bungalow
 Terracotta roof
 High ceilings- 10ft
 Evaporative cooling
 Gas ducted heating
 Formal lounge room with open fireplace
 Formal dining room with open fireplace & ceiling fans
 Fisher & Paykel 900mm 5 burner cooktop
 Fisher & Paykel electric oven
 Main bedroom with box bay window, WIR & ensuite
 Three bedrooms (two with BIRs)
 Central bathroom plus separate WC
 Family room
 Large bungalow & workshop
 Garden shed
 Vegie box

Median Unit Price \$1,667,500 (REIV December 2019)

Close proximity to

Schools

Mont Albert Primary School- Barloa Rd, Mont Albert (next door)
 Koonung Secondary College- Elgar Rd, Mont Albert North (2.6km)
 Box Hill Senior Secondary- Dunloe Ave, Mont Albert North (1.5km)
 Box Hill TAFE- Elgar Rd, Box Hill (1.6km)

Shops

Balwyn Shopping Centre- Whitehorse Rd, Balwyn (1.9km)
 Westfield Doncaster- Doncaster Rd, Doncaster (5.1km)
 Box Hill Central – Whitehorse Rd, Box Hill (1.9km)

Parks

Mont Albert Park- Union Rd, Balwyn (350m)
 Beckett Park- Banool Rd, Balwyn (1.2km)

Transport

Bus 612 Box Hill to Chadstone via Surrey Hills
 Bus 284 Doncaster Park & Ride to Box Hill
 Tram 109 Box Hill to Port Melbourne (240m)
 Box Hill train Station (1.9km)

Rental Estimate

\$750 per week based on current market conditions

Chattels

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

Settlement

10% deposit, balance 60 or 90 days or any other such terms that have been agreed to in writing by the vendor prior to auction

Method

Auction Saturday 28th March at 2pm



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

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

22 Barloa Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,710,000

Property Type House

Suburb Mont Albert

Period - From 12/03/2019

to

11/03/2020

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.

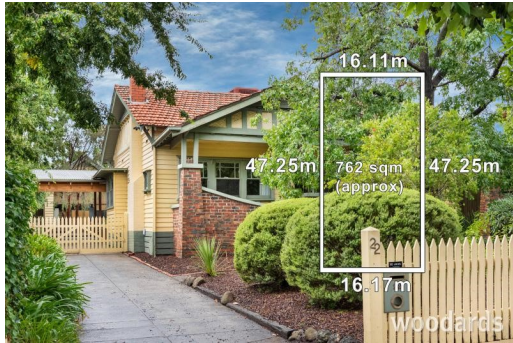
	Address of comparable property	Price	Date of sale
1	30 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,691,000	26/10/2019
2	407 Mont Albert Rd MONT ALBERT 3127	\$1,610,000	14/12/2019
3	4 Edyvean St SURREY HILLS 3127	\$1,545,000	28/10/2019

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:

12/03/2020 09:13



 4  2  2

Property Type: House
Land Size: 752 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000

Median House Price
12/03/2019 - 11/03/2020: \$1,710,000

Comparable Properties



30 Rostrevor Pde MONT ALBERT NORTH 3129 **Agent Comments**
(REI/VG)

 4  2  2

Price: \$1,691,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House
Land Size: 631 sqm approx



407 Mont Albert Rd MONT ALBERT 3127 (REI) **Agent Comments**

 4  2  2

Price: \$1,610,000
Method: Auction Sale
Date: 14/12/2019
Rooms: 7
Property Type: House (Res)
Land Size: 780 sqm approx



4 Edyvean St SURREY HILLS 3127 (REI/VG) **Agent Comments**

 2  1  2

Price: \$1,545,000
Method: Private Sale
Date: 28/10/2019
Property Type: House
Land Size: 666 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**.

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.