



## 5 Gawler Court, Mont Albert

### Additional Information

2 bedrooms  
1 bathroom  
Timber floors  
Quality stainless steel appliances and soft-close drawers  
Rumpus room with new carpet  
Powder room  
Laundry with external access  
Main bedroom with walk-in robe & dressing area  
Rear garden with store room  
Split system heating and cooling  
External blinds  
Under stairs storage  
Single lock-up garage  
New roof less than 2 years old  
Plumbing ready for downstairs shower

### Rental Appraisal

\$400.00 - \$450.00 per week approx.

### Auction

Saturday 16<sup>th</sup> June at 2pm

### Contact

Russell Wheeler – 0499 774 983  
Tracey Pattison – 0432 336 078

### Close proximity to

#### Schools

Mont Albert Primary school (Zoned) – 700m  
Koonung Secondary College (Zoned) – 1.8km  
Surrey Hills Primary School – 2.0km  
Box Hill Senior Secondary College – 850m  
Box Hill Institute – 750m

#### Shops

Mont Albert Village – 1.3km  
Box Hill Central – 1.4km  
East Balwyn Shopping Centre – 2.1km  
Westfield Doncaster – 4.0km

#### Parks

Kingsley Gardens – 260m  
Mont Albert Reserve – 550m  
Hagenauer Reserve – 1.0km  
Box Hill Gardens – 1.4km

#### Transport

Mont Albert Train Station – 800m  
Box Hill Train Station – 1.4km  
Tram Route 109 – Box Hill to Port Melbourne – 280m  
Bus Route 284 – Doncaster Park & Ride – Box Hill via Union Road  
Bus Route 612 – Box Hill to Chadstone

### Terms

10% deposit, balance 30/60 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

### Chattels

All fixed floor coverings, window furnishings and light fittings as inspected including refrigerator & washing machine.

## 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

5 Gawler Court, Mont Albert Vic 3127

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$790,000

&amp;

\$860,000

**Median sale price**

Median price

\$746,500

House

Unit

X

Suburb

Mont Albert

Period - From

01/04/2017

to

31/03/2018

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	1/17 Kingsley Cr MONT ALBERT 3127	\$880,888	19/03/2018
2	1/3 Gawler Ct MONT ALBERT 3127	\$880,000	18/11/2017
3	2/215 mont albert Rd SURREY HILLS 3127	\$808,000	15/03/2018

**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.



**Rooms:**

**Property Type:** Subdivided  
Unit/Villa/Townhouse - Single OYO  
Dwelling

Agent Comments

## Comparable Properties



1/17 Kingsley Cr MONT ALBERT 3127 (VG)

Agent Comments



**Price:** \$880,888

**Method:** Sale

**Date:** 19/03/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



1/3 Gawler Ct MONT ALBERT 3127 (REI/VG)

Agent Comments



**Price:** \$880,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** -

**Property Type:** House (Res)



2/215 mont albert Rd SURREY HILLS 3127 (REI)

Agent Comments



**Price:** \$808,000

**Method:** Private Sale

**Date:** 15/03/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

## **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.