



84 Rostrevor Parade, Mont Albert North

Additional information

Land Size: 909sqm (approx.)
 Frontage: 25m (approx.)
 General Residential Zone- Schedule 4
 Water rates: \$TBA +usage (ref S32)
 Boroondara Council rates: \$TBA(ref S32)
 3 bedrooms (2 with BIRs)
 Large lounge room
 Dining room
 Spacious family room with ceiling fan & air con
 Gas ducted heating
 Original kitchen
 Double remote garage with carport
 Gas hot water
 Studio with WC

Potential rental return

\$420 per week based on current market

Chattels

All fixed floor coverings, window furnishings and electric light fittings as inspected.
 Dishwasher will be removed from the property by owner.

Close proximity to

Schools	Mont Albert Primary School- Barloa Rd, Mont Albert (1.4km) Greythorn Primary School- Greythorn Rd, Balwyn North (1.4km) Koonung Secondary College- Elgar Rd, Mont Albert North (1.5km) Box Hill Senior Secondary- Dunloe Ave, Mont Albert North (900m) Box Hill TAFE- Elgar Rd, Box Hill (2km)
Shops	Coles Balwyn East- Belmore Rd, Baylwn Rd, Balwyn (1km) Westfield Doncaster- Doncaster Rd, Doncaster (2.9km) Box Hill Central – Whitehorse Rd, Box Hill (2.8km)
Parks	Gawler Chain Playground – Moselle St, Mont Albert North (500m) Elgar Park- Elgar Rd, Mont Albert North (1.3km) Koonung Creek Trail- Access via Elgar Rd, Mont Albert North (1.4km)
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

AUCTION SATURDAY 22ND JUNE AT 11AM

Terms

10% deposit balance 30/60/90 days (neg)

Contact

Julian Badenach 0414 609 665
 Jessica Hellmann 0411 034 939

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	84 Rostrevor Parade, Mont Albert North Vic 3129
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Indicative selling price

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

Range between	\$1,295,000	&	\$1,395,000
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Median sale price

Median price	\$1,248,888	House	X	Unit		Suburb	Mont Albert North
Period - From	01/04/2018	to	31/03/2019	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	31 Strabane Av MONT ALBERT NORTH 3129	\$2,203,000	06/04/2019
2	6 Francesca St MONT ALBERT NORTH 3129	\$1,640,000	16/02/2019
3	35 Box Hill Cr MONT ALBERT NORTH 3129	\$1,405,000	15/04/2019

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.

Julian Badenach
9894 1000
0414 609 665

jbadenach@woodards.com.au

Indicative Selling Price
\$1,295,000 - \$1,395,000

Median House Price
Year ending March 2019: \$1,248,888



 3  1  1

Rooms:
Property Type:
Agent Comments

Comparable Properties



31 Strabane Av MONT ALBERT NORTH 3129 [Agent Comments](#)
(REI)

 -  -  -

Price: \$2,203,000
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: House
Land Size: 1584 sqm approx



6 Francesca St MONT ALBERT NORTH 3129 [Agent Comments](#)
(REI/VG)

 4  1  3

Price: \$1,640,000
Method: Auction Sale
Date: 16/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 1056 sqm approx



35 Box Hill Cr MONT ALBERT NORTH 3129 [Agent Comments](#)
(REI)

 3  2  -

Price: \$1,405,000
Method: Expression of Interest
Date: 15/04/2019
Rooms: -
Property Type: House
Land Size: 826 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 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.