



3/45 Orchard Crescent, Mont Albert North

Additional Information

Contemporary design
 Polished timber floors
 Stone benchtops
 Ariston stainless steel appliances
 Master bedrooms downstairs
 Master with large walk in robe and ensuite
 Two bedrooms upstairs with built in robes
 Retreat or study area
 Private deck
 Outdoor entertaining area
 Ducted heating
 Evaporative cooling
 Rainwater tank

Potential rental return
 \$650 per week approx.

Private Sale

Contact

Demi Liu – 0434 192 556
 Julian Badenach – 0414 609 665

Close proximity to

Schools Birralee Primary School (zoned) – 1.0km
 Greythorn Primary School – 1.2km
 Koonung Secondary College (zoned) – 2.2km
 Camberwell Grammar School – 5.8km

Shops Greythorn Shopping Village – 2.5km
 Westfield Doncaster – 3.6km
 Balwyn Shopping Centre – 3.9km

Parks Elgar Park – 2.0km
 Greythorn Park – 2km
 Mont Albert Reserve – 2.1km
 Aqualink Box Hill – 5.4km

Transport Bus route 302 – City - Box Hill – 750m
 Bus route 304 – City - Doncaster SC – 750m
 Bus route 284 – Doncaster P&R - Box Hill –
 1.4km
 Mont Albert Train Station – 3km
 Surrey Hills Train Station – 3.4km

Terms

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

Chattels

All fixed floor coverings, window furnishings and light fittings.

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	16a Boondara Rd MONT ALBERT NORTH 3129	\$1,030,000	07/09/2017
2	3/66 Sweyn St BALWYN NORTH 3104	\$1,005,000	02/09/2017
3	2/10 Strabane Av MONT ALBERT NORTH 3129	\$1,000,500	09/09/2017

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:
 Agent Comments

Indicative Selling Price
 \$1,015,000
Median House Price
 June quarter 2017: \$1,660,000

Comparable Properties



16a Boondara Rd MONT ALBERT NORTH 3129 Agent Comments
 (REI)



Price: \$1,030,000
Method: Private Sale
Date: 07/09/2017
Rooms: 5
Property Type: Unit
Land Size: 345 sqm approx



3/66 Sweyn St BALWYN NORTH 3104 (REI) Agent Comments



Price: \$1,005,000
Method: Auction Sale
Date: 02/09/2017
Rooms: -
Property Type: Townhouse (Res)



2/10 Strabane Av MONT ALBERT NORTH 3129 Agent Comments
 (REI)



Price: \$1,000,500
Method: Auction Sale
Date: 09/09/2017
Rooms: 7
Property Type: Unit

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.