



## 76 Strabane Avenue, Mont Albert North

### Additional Information

Land size: 264m<sup>2</sup> approx.  
Near new, 2 year old property  
4 bedroom home  
Ducted heating  
Air conditioning  
Timber floors  
Open plan living and dining  
Sleek kitchen with breakfast bar  
Bedroom option downstairs with ensuite & walk-in-robe  
Master bedroom suite upstairs with ensuite & walk-in-robe  
Sitting room upstairs  
Separate laundry and powder room downstairs  
Courtyard space ideal for entertaining  
Security system inside and out  
Double lock up garage with internal access

**Potential rental return**  
\$750 - \$800 per week approx.

**Private Sale - \$1,495,000**

### Contact

Russell Wheeler 0499 774 983  
Mark Johnstone 0417 377 916

### Close proximity to

**Schools**      Mont Albert Primary School (zoned) – 650m  
                    Greythorn Primary School – 1.2km  
                    Koonung Secondary College (zoned) – 1.0km  
                    Camberwell Grammar School – 4.5km

**Shops**         Balwyn East Shopping Centre – 700m  
                    Box Hill Centro – 2.3km  
                    Balwyn Shopping Centre – 2.5km  
                    Westfield Doncaster – 3.2km

**Parks**         Mont Albert Reserve – 450m  
                    Elgar Park – 1.6km  
                    Aqualink Box Hill – 2.8km

**Transport**    Bus route 612 – Box Hill - Chadstone – 290m  
                    Bus route 284 – Doncaster P&R - Box Hill – 550m  
                    Bus route 302 – Box Hill - Nunawading – 750m  
                    Bus route 304 – City - Box Hill – 750m  
                    Tram 109 – Box Hill - Port Melbourne – 1.3km  
                    Mont Albert Train Station – 1.6km

### 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.

## 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](http://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	1/48 Kenny St BALWYN NORTH 3104	\$1,575,000	08/07/2017
2	39 Francesca St MONT ALBERT NORTH 3129		17/06/2017
3	4 Francesca St MONT ALBERT NORTH 3129		14/07/2017

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.~~



 4  3  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 264 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,495,000  
**Median House Price**  
 June quarter 2017: \$1,660,000

## Comparable Properties



1/48 Kenny St BALWYN NORTH 3104 (REI)

 4  2  2

**Price:** \$1,575,000  
**Method:** Auction Sale  
**Date:** 08/07/2017  
**Rooms:** 8  
**Property Type:** Townhouse (Res)  
**Land Size:** 392 sqm approx

Agent Comments

Older style townhouse



39 Francesca St MONT ALBERT NORTH 3129 (REI)

 4  3  2

**Price:**  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 323 sqm approx

Agent Comments

Sold in the vicinity of \$1.55 mil



4 Francesca St MONT ALBERT NORTH 3129 (REI)

 4  3  2

**Price:**  
**Method:** Private Sale  
**Date:** 14/07/2017  
**Rooms:** 9  
**Property Type:** Townhouse (Single)  
**Land Size:** 255 sqm approx

Agent Comments

Sold for \$1.44 mil

## **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](mailto: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.