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76 Strabane Avenue, Mont Albert North

Additional Information Land size: 264m² 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-inrobe

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

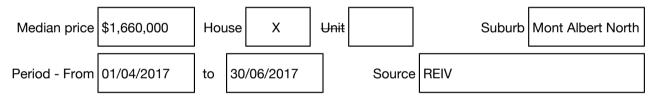
76 Strabane Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Single price \$1,495,000

Median sale price



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.

Ado	dress 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.

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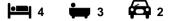
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

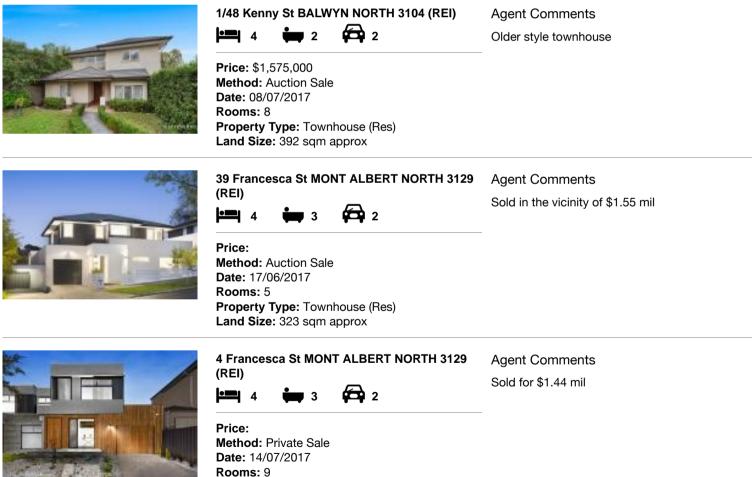
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Rooms: Property Type: House (Res) Land Size: 264 sqm approx Agent Comments Indicative Selling Price \$1,495,000 Median House Price June quarter 2017: \$1,660,000

Comparable Properties



Date: 14/07/2017 Rooms: 9 Property Type: Townhouse (Single) Land Size: 255 sqm approx

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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.