



woodards 

21/81-97 Mitcham Road, Donvale

Additional information

Ground floor location
Open plan kitchen/meals area
Gas cooktop
Built in pantry
LED lighting to kitchen
Large space for fridge
Open living space with north facing windows
Large main bedroom with double BIR
Second bedroom or huge home office
Euro laundry
North facing, private courtyard
Manicured gardens with Ornamental Pears and Japanese Maples
Irrigation system
Intercom
Dedicated carport
Visitor carparking
Total size: 88sqm
Owners Corp: \$4,681p.a.

Settlement

30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction

Rental Estimate

\$370 - \$400 per week based on current market conditions

Close proximity to

Schools

Donvale Primary School - zoned (1.2km)
Mullauna Secondary College – zoned (1.5km)
Whitefriar's College (3.2km)
Our Lady of the Pines School (3.0km)

Shops

Tunstall Square Shopping Centre (1.2km)
Mitcham Shopping Centre (2.2km)
Westfield Doncaster (5.3km)
Blackburn North Shopping Centre (3.9km)
The Pines Shopping Centre (4.9km)

Parks

Astelot Drive Reserve (450m)
Koonung Creek Linear Reserve (900m)
Donvale Reserve with dog off leash area (900m)
Eastlink Trail (1.3km)
Murndal Drive Reserve (1.5km)
Ruffey Lake Park (5km)
Halliday Park (1.8km)

Transport

Mitcham Train Station (2.8km)
Nunawading Train Station (2.9km)
Eastern Freeway & Eastlink (1km)
Bus 271 Box Hill – Ringwood via Park Orchards
Bus 273 The Pines Shopping Centre - Nunawading Station
Bus 684 Eildon – Melbourne via Lilydale
Bus 902 Chelsea – Airport West (Smartbus)
Bus 907 City – Mitcham via Doncaster Road

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected



Mark Johnstone
0417 377 916



Cameron Way
0409 563 775

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

21/81-97 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Range between

\$420,000

&

\$450,000

Median sale price

Median price

\$867,500

Property Type

Unit

Suburb

Donvale

Period - From

13/05/2021

to

12/05/2022

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	207/1042 Doncaster Rd, Doncaster East, Vic 3109, Australia	\$420,000	01/02/2022
2	12/32-34 Mitcham Rd, Donvale, Vic 3111, Australia	\$480,000	22/12/2021
3			

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.~~

This Statement of Information was prepared on:

13/05/2022 12:53



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

13/05/2021 - 12/05/2022: \$867,500

Comparable Properties

**207/1042 Doncaster Rd, Doncaster East, Vic
3109, Australia (REI)**

Agent Comments

 2  -  -

Price: \$420,000

Method:

Date: 01/02/2022

Property Type: Apartment

**12/32-34 Mitcham Rd, Donvale, Vic 3111,
Australia (REI)**

Agent Comments

 2  1  1

Price: \$480,000

Method:

Date: 22/12/2021

Property Type: Apartment

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.

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.