



**woodards** 

## 44 Stanton Street, Doncaster

### Additional information

Land Size: 261sqm (approx.)  
 House Size: 22.15sq including garage  
 Built by Bruinsma Builders- 2yrs old  
 Owners Corporation: \$1,162pa  
 Water rates: \$160 +usage pq (ref S32)  
 Council rates: \$2,094pa (ref S32)  
 2.7m ceilings to ground floor  
 Gas ducted heating with integrated AC  
 Double glazed windows (as per working drawings)  
 Video intercom  
 Alarm system  
 Cat 6 cabling/ Pay TV points/ USB points  
 Ducted vacuum system  
 LED downlights in living and bedrooms (dimmers)  
 Feature pendant lighting in kitchen  
 Engineered European Oak timber flooring (downstairs living) & wool carpets (beds)  
 Fully tiled bathrooms/ ensuites  
 Kitchen with Caesarstone benches  
 Glass splashback  
 SMEG 900mm 5 burner gas cooktop  
 SMEG 900mm elec oven  
 SMEG dishwasher  
 2000L plumbed water tank  
 Instantaneous gas hot water  
 Double remote garage with extra storage

### Close proximity to

**Schools** Birrale Primary School- Heyington Ave, Doncaster (190m)  
 Koonung Secondary- Elgar Rd, Mont Albert North (2.3km)  
 Box Hill Senior Secondary-Dunloe Ave, Mont Albert Nth (3.7km)

**Shops** Westfield Doncaster- Doncaster Rd, Doncaster (1.9km)  
 Greythorn Shops- Doncaster Rd, Balwyn North (2.3km)  
 Box Hill Centro- Whitehorse Rd, Box Hill (4.7km)

**Parks** Wilsons Road Reserve- Wilsons Rd, Doncaster (400m)  
 Stanton Street Reserve- Stanton St, Doncaster (130m)  
 Koonung Creek Trail (300m)  
 Aquarena- Williamsons Rd, Templestowe Lower (3.7km)

**Transport** Bus 201- Box Hill to Deakin University  
 Bus 285 (Park & Ride) – Camberwell to Balwyn North  
 Bus 303- City to Ringwood North

### Rental Estimate

\$650 per week based on current market conditions

### Chattels

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

### Settlement

10% deposit, 30/60 days (neg)

### Method

Auction Saturday 13<sup>th</sup> March at 11am



**Julian Badenach**  
 0414 609 665



**Jessica Hellmann**  
 0411 034 939

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

**Blackburn 100 South Parade 9894 1000**

**woodards.com.au**

# 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

44 Stanton Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000

&

\$1,075,000

### Median sale price

Median price \$1,340,000

Property Type House

Suburb Doncaster

Period - From 01/10/2020

to 31/12/2020

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	3/14 Carawatha Rd DONCASTER 3108	\$1,050,000	12/10/2020
2	1/3 Olympiad Cr BOX HILL NORTH 3129	\$1,030,000	17/09/2020
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:

22/02/2021 11:00



 4  2  2

**Property Type:** Townhouse

**Land Size:** 261 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$980,000 - \$1,075,000

**Median House Price**

December quarter 2020: \$1,340,000

## Comparable Properties



**3/14 Carawatha Rd DONCASTER 3108 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 12/10/2020

**Property Type:** Townhouse (Single)



**1/3 Olympiad Cr BOX HILL NORTH 3129 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 17/09/2020

**Property Type:** Townhouse (Res)

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 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.