



7 Warner Court, Donvale

Additional information

Land: 4000sqm approx.
 Englehart Design Homes
 Heated swimming pool
 Full size tennis court with lighting
 Alfresco dining
 Landscaped gardens
 Triple remote garage
 Kitchen with St. George/Bosch appliances
 Private rumpus room
 Master bedroom with retreat
 Floor heating
 Evaporative cooling
 Large laundry
 Ducted vacuum
 Great storage options
 Shed
 Rainwater tank
 Secure alarm and CCTV system.

Potential rental return

Was leased at \$1150 per week

Private Sale

Contact

Cameron Way 0418 352 380
 Jackie Mooney 0401 137 901

Close proximity to

Schools	Ringwood Heights Primary School (zoned) – 1.3km
	Ringwood North Primary School – 3.5km
	Mullauna Secondary College (zoned)- 2.5km
	Whitefriars College – 4.4km
Shops	Eastland Shopping Centre – 3.1 km
	Costco Ringwood – 3.4km
	Coles Mitcham– 3.4km
	Brand Smart Premium Outlet– 4.8km
Parks	Hillcrest Reserve – 1.6km
	Woolerton Court Reserve – 500m
	Yarran Dheran Nature Reserve – 2.8km
	Schwerkolt Cottage Reserve – 2.4km
Transport	Mitcham Train Station – 3.5km
	Nunawading Train Station -4.7km
	Bus Route 370 Mitcham - Ringwood via Ringwood North

Terms

10% deposit, balance 30/60/90 days or other such terms that the vendors have agreed to in writing

Chattels

All fixed floor coverings and electric light fittings & window furnishings as inspected

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

7 Warner Court, Donvale Vic 3111

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,165,000

Median sale price

Median price \$1,220,000

House

X

Unit

Suburb Donvale

Period - From 01/04/2019

to

30/06/2019

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		
2		
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.

7 Warner Court, Donvale Vic 3111

woodards 

Cameron Way

9894 1000

0418 352 380

cway@woodards.com.au

Indicative Selling Price

\$2,165,000

Median House Price

June quarter 2019: \$1,220,000



 4  2  3

Rooms:

Property Type: House (Res)

Land Size: 4000 sqm approx

Agent Comments

Comparable Properties

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.