# woodards 🚾



# 7 Warner Court, Donvale

## Additional information

Land: 4000sqm appox.

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 MitchamTrain 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



Cameron Wav 9894 1000 0418 352 380 cway@woodards.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

					Sec	ction 47	AF of t	he Estate	Agents Act 1980	
Property offer	ed for s	sale								
Address Including suburb and postcode		7 Warner Court, Donvale Vic 3111								
Indicative sell	ing pric	е								
For the meaning	of this p	orice see	consum	er.vic.gov.	au/under	quoting				
Single price \$2,165,000										
Median sale p	rice									
Median price	\$1,220,	000	House	Х	Unit			Suburb	Donvale	
Period - From	01/04/2019 to 30/06/2019 Source RE						REIV	REIV		
Comparable p	roperty	sales (	(*Delete	A or B b	elow as	applica	ıble)			
months		estate a							e in the last six- mparable to the	
Address of comparable property								Price	Date of sale	
1										
2										
3										
OR										
<b>B</b> * The esta	ate agen	ıt or ageı	nt's repre	esentative	reasonab	oly believe	es that f	ewer than t	hree comparable	

properties were sold within two kilometres of the property for sale in the last six months.

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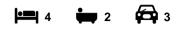
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**Indicative Selling Price** \$2,165,000 **Median House Price** June quarter 2019: \$1,220,000





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.

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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 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.