



## 6 Dynes Street, Ringwood East

### Additional information

Land Size: 5925sqm (approx.)  
 Water rates: \$180 pq +usage (ref S32)  
 Maroondah Council rates: \$198245pa (ref S32)  
 Jarrah polished floorboards  
 Gas ducted heating  
 Evaporative cooling  
 Re plumbed, rewired, re stumped 9yrs ago  
 Formal lounge room  
 Large family room  
 Renovated kitchen with 40mm stone benchtop  
 900mm Whirlpool stainless steel gas cooktop  
 900mm Whirlpool stainless steel elec oven  
 Bosch dishwasher  
 Plumbed fridge space  
 Master bedroom with WIR & ensuite  
 3 bedrooms with fitted BIRs  
 Central bathroom with shower over bath  
 Laundry with bench space  
 Undercover decking  
 Bungalow/ office space with ensuite & kitchenette  
 Double carport & single garage

### Potential rental return

\$480 per week based on current market

### Chattels

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

### Close proximity to

<b>Schools</b>	Ainslie Parklands Primary School- Hinkley Avenue, Croydon (1.7km) Eastwood Primary School- Alexandra Rd, Ringwood East (3km) Tintern Grammar – Alexandra Rd, Ringwood East (3.2km) Melba Secondary College- Brentnall Rd, Croydon (1.4km)
<b>Shops</b>	Ringwood East Shopping Centre- Railway Ave, Ringwood East (2.2km) Eastland- Maroondah Hwy, Ringwood (3km) Croydon Market Shopping Centre- Kent Ave, Croydon (3.6km)
<b>Parks/Rec</b>	East Ringwood Reserve- Dublin Rd, Ringwood East (1.4km) Ainslie Park- Hinkley Av, Croydon (1.7km) Ringwood Lake- Maroondah Hwy, Ringwood (2.7km)
<b>Transport</b>	East Ringwood train station (2.2km) Bus 670 Ringwood to Lilydale via Croydon

### Private Sale

### Terms

10% deposit balance 60 days

### Contact

Julian Badenach 0414 609 665  
 Jessica Hellmann 0411 034 939

## 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

6 Dynes Street, Ringwood East Vic 3135

**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 &amp; \$1,039,000

**Median sale price**

Median price \$881,250 House X Unit Suburb Ringwood East

Period - From 01/07/2018 to 30/09/2018 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	28 Seares Dr RINGWOOD EAST 3135	\$1,055,000	17/07/2018
2	21 Shane Cr CROYDON SOUTH 3136	\$1,030,000	18/09/2018
3	6 Monteith St CROYDON 3136	\$999,950	08/09/2018

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.



 5  3  3

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 591 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$980,000 - \$1,039,000

**Median House Price**

September quarter 2018: \$881,250

## Comparable Properties



**28 Seares Dr RINGWOOD EAST 3135 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$1,055,000

**Method:** Expression of Interest

**Date:** 17/07/2018

**Rooms:** 8

**Property Type:** House

**Land Size:** 655 sqm approx



**21 Shane Cr CROYDON SOUTH 3136 (REI)**

**Agent Comments**

 5  3  2

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

**Method:** Private Sale

**Date:** 18/09/2018

**Rooms:** -

**Property Type:** House

**6 Monteith St CROYDON 3136 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$999,950

**Method:** Private Sale

**Date:** 08/09/2018

**Rooms:** -

**Property Type:** House

## **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](mailto: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.