



8 Wilton Way, Doncaster

Additional information

Land size: 891sqm
 House size: 257.62 sqm (27.72sq including verandah)
 Built: 1982 by Ellison & Rigby
 Neighbourhood Residential Zone- Schedule 1
 Council rates: \$
 Yarra Valley Water rates: \$
 Tumbled Hoffman blend bricks
 Wide verandahs for summer comfort
 Double pitched roof
 Western Red Cedar double hung multi-pane windows
 Fully insulated ceilings and walls
 Gas ducted heating throughout
 Brand new carpet throughout
 Family room with OFP
 Spacious formal lounge and dining room
 Kitchen with walk in pantry
 Westinghouse induction cook top
 Double electric wall oven
 Master bedroom suite with dressing room and ensuite
 Three other bedrooms (two with BIRs)
 Central bathroom with separate bath and shower
 Powder room

Potential rental return

\$550.00 per week

Chattels

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

Close proximity to

Schools

A.C.E Child Care Centre- Renshaw St, Doncaster East (1.1km)
 Kerrimuir Primary School- Molbray St, Box Hill North (1.9km)
 Doncaster Secondary College- Church Rd, Doncaster (1.9km)

Shops

Westfield Doncaster- Doncaster Rd, Doncaster (2.9km)
 Jackson Court Shops- Jackson Crt, Doncaster East (1.7km)

Parks/ Recreational

Hampshire Road Reserve- Hampshire Rd, Doncaster (450m)
 Koonung Creek Trail- (900m)
 Ruffey Lake Park- Victoria St, Doncaster East (2.2km)

Transport

Bus route 279 – Box Hill to Doncaster Shopping Centre
 Bus route – 318 City to Deep Creek
 Eastern Freeway

Contact

Julian Badenach 0414 609 665
 Jessica Hellmann 0411 034 939

Terms

10% deposit, balance 60 days or other such terms which the vendor has agreed to in writing prior to the commencement of the auction

Auction

Saturday 28th October at 3pm

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

8 Wilton Way, Doncaster Vic 3108

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,500,000

House

X

Unit

Suburb Doncaster

Period - From 01/04/2017

to

30/06/2017

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	9 Arthur St DONCASTER 3104	\$1,355,000	29/04/2017
2	67 Hampshire Rd DONCASTER 3108	\$1,345,000	08/07/2017
3	59 Wetherby Rd DONCASTER 3108	\$1,250,000	27/05/2017

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.~~



 4  2  2

Rooms: 7
Property Type: Land
Land Size: 891 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
Median House Price
 June quarter 2017: \$1,500,000

Comparable Properties



9 Arthur St DONCASTER 3104 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,355,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 6
Property Type: House (Res)
Land Size: 815 sqm approx



67 Hampshire Rd DONCASTER 3108 (REI)

Agent Comments

 3  3  3

Price: \$1,345,000
Method: Auction Sale
Date: 08/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 823 sqm approx



59 Wetherby Rd DONCASTER 3108 (REI)

Agent Comments

 4  2  3

Price: \$1,250,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 10
Property Type: House (Res)
Land Size: 734 sqm approx

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.