# woodards w



# 15 Carawatha Road, Doncaster

# Additional information

Land size: 744sqm (approx.)

Water rates: \$TBA +usage (ref S<sub>32</sub>)

Council rates: \$TBA(ref S<sub>32</sub>)
One owner (built 1973)

Gas ducted heating

Reverse cycle cooling

Large formal lounge room

Sunken dining room

Open plan kitchen/ meals area

Electric wall oven Electric hot plates Gas hot water

Large master bedroom with WIR and semi ensuite

Three bedrooms with BIRs
Study with built in cabinetry

Linen cupboards

Neat original bathroom plus separate WC

Double car garage with remote

# Potential rental return

\$500 per week based on current market

# Close proximity to

Schools Birralee Primary School- Heyington Ave, Doncaster (1km)

Koonung Secondary College- Elgar Rd, Mont Albert North (2.6km)

Box Hill Senior Secondary College- Dunloe Ave, Mont Albert North (3.9km)

Shops Westfield Doncaster-Doncaster Rd, Doncaster (1.1km)

Greythorn Shops- Doncaster Rd, Balwyn North (2.2km)

Box Hill Centro- Whitehorse Rd, Box Hill (4.9km)

Parks/Rec Wilsons Road Reserve- Wilsons Rd, Doncaster (1.1km)

Ruffey Lake Park- Victoria St, Templestowe (4.4km)

Aguarena Aguatic Centre- Williamsons Rd, Templestowe Lower (2.7km)

Transport Bus 201- Box Hill to Deakin University

Bus 285 (Park & Ride) - Camberwell to Balwyn North

Bus 303- City to Ringwood North

# Auction Saturday 30th March at 11am

#### **Terms**

10% deposit balance 30/60 days (neg)

## Chattels

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

#### Contact

Jessica Hellmann 0411 034 939 Julian Badenach 0414 609 665



## 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	15 Carawatha Road, Doncaster Vic 3108
Including suburb and	
postcode	

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,000,000	&	\$1,100,000

# Median sale price

Median price	\$1,160,000	Hou	ise X	Unit		Suburb	Doncaster
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

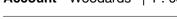
# Comparable property sales (\*Delete A or B below as applicable)

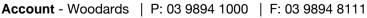
**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	9 Thiele St DONCASTER 3108	\$1,172,000	09/01/2019
2	16 Monaco St DONCASTER 3108	\$1,060,000	18/12/2018
3	19 Koolkuna Av DONCASTER 3108	\$1,045,000	10/12/2018

#### 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.









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Property Type: House Land Size: 744 sqm approx

Agent Comments

**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** December quarter 2018: \$1,160,000

# Comparable Properties



9 Thiele St DONCASTER 3108 (REI)

**=**3





**6** □ 1

Price: \$1,172,000 Method: Private Sale Date: 09/01/2019

Rooms: -

Property Type: House (Res)

Agent Comments



16 Monaco St DONCASTER 3108 (REI)

**-**3





Price: \$1.060.000 Method: Private Sale Date: 18/12/2018

Rooms: -

Property Type: House (Res) Land Size: 717 sqm approx

**Agent Comments** 



19 Koolkuna Av DONCASTER 3108 (REI)

**=**3





**6** 

Price: \$1,045,000 Method: Private Sale Date: 10/12/2018

Rooms: -

Property Type: House Land Size: 760 sqm approx **Agent Comments** 

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111





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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.