



10 Prunella Close, Doncaster

Additional information

Land size: 1100sqm (approx.)
 General Residential Zone- Schedule 1
 Water rates: \$TBA +usage (ref S32)
 Council rates: \$TBA(ref S32)
 1970s era single level home
 Polished timber floorboards throughout
 Formal lounge room with working OFP
 Formal dining room
 Gas ducted heating
 2 x AC units
 Security alarm
 New Bosch dishwasher
 Kitchen with stone benchtop
 Electric cooktop and oven
 Spacious family room
 Four bedrooms including a master bedroom with semi ensuite
 North facing landscaped rear garden
 Double lock up garage

Potential rental return

\$600 per week based on current market

Close proximity to

Schools	Doncaster Primary School- Council St, Doncaster (1.4km) St Gregory The Great Primary School- Williamsons Rd, Doncaster (600m) Doncaster Secondary College- Church Rd, Doncaster (2.3km) Marcellin College- Bulleen Rd, Bulleen (6.1km)
Shops	Westfield Doncaster- Doncaster Rd, Doncaster (500m) Macedon Square- Manningham Rd, Templestowe Lower (2.8km)
Parks/Rec	Burgundy Drive Reserve- Burgundy Dr, Doncaster (1km) Ruffey Lake Park- Victoria St, Templestowe (3.3km) Aquarena Aquatic Centre- Williamsons Rd, Templestowe Lower (1.6km)
Transport	Doncaster Park & Ride (2.9km) Eastern Freeway- (2.9km) Bus 281- Templestowe to Deakin University Bus 903- SMARTBUS Altona to Mordialloc Bus 279- Box Hill to Doncaster Bus 303- City to Ringwood North

AUCTION SATURDAY 23rd MARCH AT 11am

Terms

10% deposit balance 30/60 days (neg)

Chattels

All fixed floor coverings and electric light fittings as inspected

Contact

Demi Liu 0434 192 556
 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
Including suburb and
postcode

10 Prunella Close, Doncaster Vic 3108

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,300,000

House

X

Unit

Suburb Doncaster

Period - From 01/01/2018

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.

	Address of comparable property	Price	Date of sale
1	10 Studley St DONCASTER 3108	\$1,500,000	25/08/2018
2	31 The Boulevarde DONCASTER 3108	\$1,349,000	24/12/2018
3	31 Burgundy Dr DONCASTER 3108	\$1,308,000	30/01/2019

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:**Property Type:** House**Land Size:** 1101 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,485,000

Median House Price

Year ending December 2018: \$1,300,000

Comparable Properties

**10 Studley St DONCASTER 3108 (REI/VG)**

Agent Comments

 4  2  3

Price: \$1,500,000**Method:** Auction Sale**Date:** 25/08/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 650 sqm approx**31 The Boulevard DONCASTER 3108 (REI)**

Agent Comments

 5  2  2

Price: \$1,349,000**Method:** Private Sale**Date:** 24/12/2018**Rooms:** -**Property Type:** House**Land Size:** 915 sqm approx**31 Burgundy Dr DONCASTER 3108 (REI)**

Agent Comments

 4  3  2

Price: \$1,308,000**Method:** Private Sale**Date:** 30/01/2019**Rooms:** -**Property Type:** House**Land Size:** 655 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 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.