



22 Santa Rosa Boulevard, Doncaster East

Additional information

Land size: 805sqm approx
 Council rates: \$2,327.60pa
 Yarra Valley Water rates: \$178.65 pq plus usage
 Evaporative cooling & gas ducted heating
 Ducted vacuum
 Security alarm
 Updated kitchen with soft closing drawers
 GLEM 5 burner gas cooktop
 GLEM electric wall oven & grill
 Dishwasher
 Wool carpets (2 yrs old)
 Formal lounge & dining rooms
 Downstairs study (bookshelves to remain with house)
 Spacious family room & separate meals area
 Large master bedroom with WIR & ensuite (fully tiled)
 Plus 3 double bedrooms with fitted BIRs
 Renovated bathroom (fully tiled)
 Downstairs powder room
 Security doors
 Balcony (new balustrade)
 Stunning landscaped gardens
 Irrigation watering system
 Double lock up garage with remote & rear access
 2 crossovers- good for future redevelopment (STCA)

Close proximity to

Schools

Milgate Primary School- Landscape Dr, Doncaster East (1.7km)
 Warrandyte High School- Heidelberg-Warrandyte Rd, Warrandyte (3km)
 East Doncaster Secondary College- George St, Doncaster East (2.8km)

Shops

The Pines Shopping Centre- Reynolds Rd, Doncaster East (1km)
 Donburn Shops- Blackburn Rd, Doncaster East (2.5km)
 Westfield Doncaster- Doncaster Road, Doncaster (6.6km)

Parks/ Recreational

Andersons Park- Andersons Creek Rd, Doncaster East (400m)
 Equilibrium Health & fitness- Andersons Creek Rd, Doncaster East (450m)

Transport

Various bus routes from The Pines SC

Potential rental return

\$650 per week

Terms

10% deposit, balance 60 days

Chattels

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

Deadline Private Sale

Closing Tuesday 22nd August at 5pm (Unless sold prior)

Contact

Julian Badenach 0414 609 665
 Jessica Hellmann 0411 034 939



 4  2  2

Rooms: 9

Property Type: House (Previously Occupied - Detached)

Land Size: 805 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,425,000

Median House Price

June quarter 2017: \$1,441,000

Comparable Properties



2 Twyford CI DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,480,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 11

Property Type: House (Res)

Land Size: 799 sqm approx



23 Lambert PI DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,400,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 10

Property Type: House (Res)

Land Size: 652 sqm approx



66 Tidcombe Cr DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,363,000

Method: Private Sale

Date: 06/05/2017

Rooms: 9

Property Type: House (Res)

Land Size: 696 sqm approx

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

22 Santa Rosa Boulevard, Doncaster East Vic 3109

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

Range between \$1,350,000

&

\$1,425,000

Median sale price

Median price \$1,441,000

House

X

Suburb

Doncaster East

Period - From 01/04/2017

to

30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2 Twyford CI DONCASTER EAST 3109	\$1,480,000	08/04/2017
23 Lambert PI DONCASTER EAST 3109	\$1,400,000	17/06/2017
66 Tidcombe Cr DONCASTER EAST 3109	\$1,363,000	06/05/2017

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.