



**woodards** 

## 28 Boyd Street, Doncaster

### Additional information

Council Rates: \$1,650 per annum (Approx.)  
 Water Rates: \$464 per annum (Approx.)  
 Gas Ducted Heating  
 Split System A/C in Family Room  
 Sizable formal lounge room with a bar  
 Formal dining room  
 Spacious family/meals with beautiful parquet floor  
 Sizable & functional kitchen with bench & storage space  
 Well maintained original Frigidaire appliances  
 3 Bedrooms with BIR's - Master with Ensuite  
 Immaculate landscaped gardens & manicured stone garden  
 Single secure open pack garage & one car space  
 Large underhoused workshop & storage  
 Eastern Freeway under very close proximity

### Internal / external size

Land size: 640sqm approx.

Agent's Estimate of Selling Price \$1,150,000 - \$1,250,000

### Rental Estimate

\$580 per week based on current market conditions

### Close proximity to

#### Schools

Doncaster Primary School-zoned – 1.3km  
 Birralee Primary School – 1.5km  
 Koonung Secondary College – zoned – 1.8km  
 Doncaster Secondary College -2.2km

#### Shops

Westfield Doncaster – 900m  
 Box Hill Central – 3.4km  
 Jackson Court shops, Doncaster East – 3.0km  
 Tunstall Square – 5.7km

#### Parks

Tram Reserve –1.1km  
 Frank Sedgman Reserve -1.6km  
 Elgar Park -1.2km

#### Transport

Bus 281 Templestowe - Deakin University  
 Bus 293 Box Hill - Greensborough via Doncaster SC  
 Bus 304 City - Doncaster SC via Belmore Rd and Eastern Fwy  
 Bus 903 Altona - Mordialloc (SMARTBUS Service)

### Chattels

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

### Settlement

30/60 days or any other such terms that have been agreed to in writing by the vendor

### Method

Auction Saturday 28 November at 11am



**Ante Xu**  
0452 665 864



**Julian Badenach**  
0414 609 665

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

**Blackburn 100 South Parade 9894 1000**

**woodards.com.au**

# 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

28 Boyd Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,265,000

Property Type House

Suburb Doncaster

Period - From 01/07/2020

to 30/09/2020

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	31 Cockaigne St DONCASTER 3108	\$1,198,500	31/10/2020
2	32 Church Rd DONCASTER 3108	\$1,185,000	15/07/2020
3	22 Glenda St DONCASTER 3108	\$1,177,000	05/06/2020

**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.~~

This Statement of Information was prepared on:

02/11/2020 16:21



 3  2  1

**Property Type:** House

Agent Comments

## Comparable Properties



**31 Cockaigne St DONCASTER 3108 (REI)**

Agent Comments

 3  1  2

**Price:** \$1,198,500

**Method:** Auction Sale

**Date:** 31/10/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 625 sqm approx



**32 Church Rd DONCASTER 3108 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,185,000

**Method:** Private Sale

**Date:** 15/07/2020

**Property Type:** House (Res)

**Land Size:** 495 sqm approx



**22 Glenda St DONCASTER 3108 (REI)**

Agent Comments

 3  1  2

**Price:** \$1,177,000

**Method:** Private Sale

**Date:** 05/06/2020

**Property Type:** House

**Land Size:** 651 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.