



woodards 

42 Gedye Street, Doncaster East

Additional information

Council Rates: \$2102.64 pa (refer Section 32)
 Water Rates: \$180pq +usage (refer Section 32)
 General Residential Zone- Schedule 1
 752sqm approx.
 One owner
 Gas ducted heating
 Reverse cycle heat/cool
 Hardwood floorboards (under carpet downstairs)
 Bright L shaped lounge & dining with OFP
 Galley style kitchen with excellent storage & pantry
 Blanco electric oven
 Omega electric cooktop
 Glass splashback
 Tiled meals area with access to undercover deck area
 Renovated downstairs bathroom (4yrs), fully tiled, semi
 framless shower & heated towel rail
 Four bedrooms with BIRs
 Large upstairs family room with balcony
 11,000 L water tanks with 6 channel pump irrigation
 Gas hot water unit
 Double lock up garage plus fully insulated workshop

Rental Estimate

\$620per week based on current market conditions

Chattels

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

Close proximity to

Schools

Beverley Hills Primary School- Cassowary St, Doncaster East (1.4km)
 Blackburn High School- Springfield Rd, Blackburn (3.7km)

Shops

Jackson Crt Shopping Centre- Jackson Crt, Doncaster East (1.9km)
 Kerrimuir Shops- Middleborough Rd, Box Hill North (2.9km)
 Blackburn North Shopping Centre- Springfield Rd, Blackburn (3.8km)
 Westfield Doncaster- Doncaster Road, Blackburn (4.5km)

Parks

Koonung Creek Trail- gate access from property
 Renshaw St Reserve- Renshaw St, Doncaster East (500m)

Transport

Bus 280 Manningham Loop via Tunstall Sq & Westfield Doncaster
 Bus 279 Box Hill to Doncaster
 Bus 318 City to Deep Creek
 Laburnum train station (4.3km)

Settlement

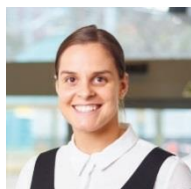
10% deposit, balance 90 days or any other such terms that have been agreed to in
 writing by the vendor prior to auction

Method

Auction Saturday 21st March at 11am



Julian Badenach
 0414 609 665



Jessica Hellmann
 0411 034 939

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

42 Gedye Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,278,000

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2019

to

31/12/2019

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	98 Gedye St DONCASTER EAST 3109	\$1,208,000	13/03/2020
2	10 Duckett St DONCASTER EAST 3109	\$1,200,000	29/02/2020
3	11a Gedye St DONCASTER EAST 3109	\$1,150,000	14/03/2020

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:

16/03/2020 12:37



 4  2  2

Property Type: House
Land Size: 752 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2019: \$1,278,000

Comparable Properties



98 Gedye St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,208,000
Method: Sold Before Auction
Date: 13/03/2020
Property Type: House (Res)
Land Size: 655 sqm approx



10 Duckett St DONCASTER EAST 3109 (REI)

Agent Comments

 6  3  1

Price: \$1,200,000
Method: Sold Before Auction
Date: 29/02/2020
Rooms: 9
Property Type: House (Res)
Land Size: 655 sqm approx



11a Gedye St DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,150,000
Method: Sold Before Auction
Date: 14/03/2020
Property Type: Townhouse (Res)

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.