



woodards 

28 Boyd Street, Doncaster

Additional information

Council Rates: TBA
 Water Rates: TBA
 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 parquetry 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

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



Property Type: House

Agent Comments

Comparable Properties



31 Cockaigne St DONCASTER 3108 (REI)

Agent Comments



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



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



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.