



2/6 Dryden Street, Doncaster East

Additional information

Land size: 262 sqm approx.

Council rates: \$1,644 pa (ref Sec 32)

Yarra Valley Water rates: \$705 pa + usage (ref Sec 32)

Owners Corporation – INACTIVE

Built circa 2002

Parquetry floorboards

Gas ducted heating

Reversers cycle AC

2x AC units

Ducted vacuum

Security alarm

Spacious open plan living and dining room

600mm stainless steel electric oven (Fisher & Paykel)

600mm stainless steel gas cooktop

Stainless steel dishwasher (Fisher & Paykel)

Granite kitchen benchtops

Downstairs master bedroom with WIR & ensuite

Downstairs 4th bedroom/ study

Two bedrooms upstairs with BIR

New laser light pergola

2.4M doors

North facing courtyard

Double garage (auto) with internal access

Potential rental return

\$580.00 per week

Contact

Julian Badenach 0414 609 665

Claire Zhu 0416 697 215

Close proximity to

Schools

Donburn Primary School- Colchester Dr, Doncaster East (900m)

East Doncaster Secondary College- George St, Doncaster East (850m)

Donvale Christian College- Tindals Rd, Donvale (4.2km)

Whitefriars College- Park Rd, Donvale (5km)

Shops

Devon Plaza- Doncaster Rd, Doncaster East (150m)

Jackson Court- Doncaster Rd, Doncaster East (1km)

Westfield Doncaster- Doncaster Rd, Doncaster (3.5km)

Parks/ Recreational

Ruffey Lake Park- Victoria St, Doncaster East (2.2km)

Aquarena Swimming Pool- Williamsons Rd, Templestowe (4.4km)

Anytime Fitness- Doncaster Rd, Doncaster (3.5km)

Transport

Bus route 901 Frankston to Melbourne Airport

Bus route 902 Chelsea to Airport West

Bus route 906 City to Warrandyte via The Pines SC

Bus route 907 City to Mitcham via Doncaster Rd

Eastern Freeway

Terms

10% deposit, balance 60/90 days

Auction

Saturday 8th September at 11am

Chattels

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

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	3/224 Blackburn Rd DONCASTER EAST 3109	\$968,000	24/03/2018
2	27a Ross St DONCASTER EAST 3109	\$901,800	17/02/2018
3	39a Brindy Cr DONCASTER EAST 3109	\$890,000	21/02/2018

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: 6
Property Type: Townhouse
Land Size: 262 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$950,000
Median House Price
June quarter 2018: \$1,300,400

Comparable Properties



3/224 Blackburn Rd DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 4  2  2

Price: \$968,000
Method: Sold Before Auction
Date: 24/03/2018
Rooms: -
Property Type: Townhouse (Res)



27a Ross St DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 3  1  2

Price: \$901,800
Method: Auction Sale
Date: 17/02/2018
Rooms: 7
Property Type: House (Res)
Land Size: 273 sqm approx



39a Brindy Cr DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 3  2  2

Price: \$890,000
Method: Private Sale
Date: 21/02/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 369 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.