



## 14 Marilyn Street, Doncaster

### Additional information

Land Size: 656m<sup>2</sup> (approx.)  
American Oak Flooring  
Island Benchtop  
Smeg Appliances  
Butlers Kitchen  
Three Living Areas  
Three bedrooms with BIR's and study space  
Master Bedroom with WIR & Dual vanity ensuite  
Plunge Pool  
Undercover Alfresco  
Zoned Ducted Heating & Cooling  
Ducted Vacuum  
Secure Alarm & Video Intercom  
Double Remote Garage

### Private Sale

### Rental Estimate

\$900 - \$990 per week (approx.)

### Settlement

30/60 unless negotiated

### Close proximity to ...

**Schools** Templestowe Heights Primary School (Zoned – 1.8km)  
Templestowe College (Zoned – 2km)  
Marcellin College (3.4km)

**Shops** Macedon Square (850m)  
Bulleen Plaza (1.9km)  
Westfield Doncaster Shopping Centre (2.2km)

**Parks** Timber Ridge (300m)  
Anthony Avenue Reserve (650m)  
Koonung Creek Reserve (2km)

**Transport** Doncaster Park and Ride (1.9km)  
Bus Route 903 – Manningham Road – Altona to Mordialloc  
Bus Route 305 – Manningham Road – City to The Pines  
Bus Route 282 – Ayr Street – Manningham Loop



**Luke Banitsiotis**  
0402 261 116

# 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

14 Marilyn 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 \$1,750,000

&

\$1,890,000

### Median sale price

Median price \$1,295,500

Property Type House

Suburb Doncaster

Period - From 15/07/2019

to

14/07/2020

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		
2		
3		

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:

15/07/2020 09:40

14 Marilyn Street, Doncaster Vic 3108

woodards 

Luke Banitsiotis

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0402 261 116

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**Indicative Selling Price**

\$1,750,000 - \$1,890,000

**Median House Price**

15/07/2019 - 14/07/2020: \$1,295,500



 4  2  2

**Property Type:** House (Res)

**Land Size:** 656 sqm approx

Agent Comments

## Comparable Properties

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.

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## **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 [jpiccicolo@woodards.com.au](mailto:jpiccicolo@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](mailto: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 (a) you may not be permitted to attend an open for inspection; and (b) 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.