



woodards 

57 Churinga Avenue, Mitcham

Additional information

Council Rates: \$1,691 approx. (refer to Section 32)
 Extension completed 1980
 Entertainers kitchen – 900m Bosch gas cooktop (2011)
 Caesarstone benchtops
 Polished hardwood floorboards
 Freshly painted
 Solar panels 1KW (neutral)
 Security alarm
 Huge undercover entertaining deck
 4 car remote controlled garage
 Extra shower off laundry
 CAT 5 cabling through some of home
 Ducted heating
 Evaporative cooling
 Split system in family/meals area
 Gate access to Heatherdale Reserve

External size

807 sqm (approx.)

Rental Estimate

\$600 - \$620 per week

Method

Deadline Private Sale Wednesday 8th April at 5pm

Agent's Estimate of Selling Price \$1,000,000 - \$1,100,000

Close proximity to ...

Schools

Rangeview Primary School (zoned) – 700m
 Antonio Park Primary School, Mitcham – 2.5km
 St John's Primary School, Mitcham – 3.1km
 Vermont Secondary College (zoned) – 3.2km
 Mullauna College – 4.2km

Shops

Mitcham Shopping Centre, Mitcham – 3.1km
 Ringwood Square Shopping Centre, Ringwood - 2.4km
 Costco, Ringwood – 2.9km
 Brentford Square, Forest Hill – 2.8km
 Eastland Shopping Centre, Ringwood – 3.1km

Parks

Heatherdale Reserve, Mitcham – 550m
 Simpson Park, Mitcham – 1.2km (off lead dog park)
 Proclamation Park, Ringwood – 2.7km
 Halliday Park, Mitcham – 3.9km
 Walker Park, Nunawading – 3.9km

Transport

Heatherdale Railway Station - 1.5km
 Mitcham Railway Station – 2.7km
 742 Eastland - Chadstone via Vermont South & Glen Waverley & Oakleigh (300 metres)
 740 Bus Mitcham – Vermont East via Reserve Avenue & Churinga Avenue – 180m

Settlement

10% deposit, balance 30/60/90 days



Jackie Mooney
0401 137 901



Cameron Way
0418 352 380

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

57 Churinga Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,128,500

Property Type House

Suburb Mitcham

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	11 Victory St MITCHAM 3132	\$1,150,000	29/02/2020
2	19 Garden Av MITCHAM 3132	\$1,075,000	07/03/2020
3	66 Cochrane St MITCHAM 3132	\$1,045,000	19/02/2020

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:

27/03/2020 09:22



 4  1  4

Property Type: House
Land Size: 807 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2019: \$1,128,500

Comparable Properties



11 Victory St MITCHAM 3132 (REI)

Agent Comments

 4  3  2

Price: \$1,150,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 761 sqm approx



19 Garden Av MITCHAM 3132 (REI)

Agent Comments

 3  1  2

Price: \$1,075,000
Method: Auction Sale
Date: 07/03/2020
Property Type: House (Res)
Land Size: 669 sqm approx



66 Cochrane St MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$1,045,000
Method: Sold Before Auction
Date: 19/02/2020
Rooms: 5
Property Type: House (Res)
Land Size: 695 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 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 jpiccio@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 (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.