



woodards 

20 Albert Street, Mitcham

Additional Information

Council Rates: \$TBC pa (refer Section 32)
 Water Rates: \$180pq + usage (refer Section 32)
 Land size: 413sqm approx.
 General Residential Zone- Schedule 1
 Significant Landscape Overlay Schedule 9
 Character weatherboard home
 Baltic Pine floorboards
 High ceilings (3m)
 Decorative cornices
 Decorative cast iron fireplaces
 Sash windows
 Gas ducted heating
 Split system AC unit
 Gas cooktop
 Electric oven
 Dishwasher
 Large family room with French doors to outside
 Garden shed

Rental Estimate

\$550 - \$580pw based on current conditions

Close proximity to

Schools

Mitcham Primary- Mitcham Rd, Mitcham (1.2km)
 Mullauna College- Springfield Rd, Mitcham (1.3km)

Shops

Britannia Mall- Whitehorse Rd, Mitcham (260m)
 Rangeview Shops- Mitcham Rd, Mitcham (1.6km)
 Eastland- Maroondah Hwy, Ringwood (3.4km)

Parks

Halliday Park- Mitcham Rd, Mitcham (450m)
 Antonio Park- Whitehorse Rd, Mitcham (1.5km)

Transport

Mitcham train station (400m)
 Bus 270 Box Hill to Mitcham
 Bus 370 Mitcham to Ringwood
 Bus 901 Frankston to Melbourne Airport

Settlement

10% deposit, 60/75 days

Chattels

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



Julian Badenach
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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

20 Albert Street, Mitcham Vic 3132

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 \$1,073,000

Property Type House

Suburb Mitcham

Period - From 01/04/2022

to 31/03/2023

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 | 1/36 Burnett St MITCHAM 3132 | \$1,352,000 | 29/04/2023 |
| 2 | 14 Gillies St MITCHAM 3132 | \$1,155,000 | 02/01/2023 |
| 3 | 21 Rotherwood Av MITCHAM 3132 | \$1,144,000 | 22/04/2023 |

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:

30/05/2023 15:56



 3  1  0

Rooms: 4

Property Type: House (Res)

Land Size: 413 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending March 2023: \$1,073,000

Comparable Properties



1/36 Burnett St MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$1,352,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 456 sqm approx



14 Gillies St MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,155,000

Method: Private Sale

Date: 02/01/2023

Property Type: House

Land Size: 544 sqm approx



21 Rotherwood Av MITCHAM 3132 (REI)

Agent Comments

 3  1  2

Price: \$1,144,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)

Land Size: 447 sqm approx