

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

1/125 Brunswick Road, Mitcham Vic 3132

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$951,000

Property Type

Townhouse

Suburb

Mitcham

Period - From

10/11/2022

to

09/11/2023

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	14b Victoria Av MITCHAM 3132	\$1,295,000	20/10/2023
2	2/17 Dalmor Av MITCHAM 3132	\$1,280,000	26/08/2023
3	88A Brunswick Rd MITCHAM 3132	\$1,183,500	07/10/2023

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:

10/11/2023 16:35



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1/125 Brunswick Road Mitcham

Additional information

Council Rates: \$1977.10pa (Refer Section 32)

Water Rates: \$180pq plus usage approx.

Owners Corporation: Inactive (insurance only \$960pa)

Neighbourhood Residential Zone- Schedule 3

Significant Landscape Overlay Schedule 9

Land size: 366sqm approx.

Built: 2019

Plantation shutters

Hardwood timber floorboards

Intercom

Bosch security alarm

Blanco 900mm gas cooktop

Blanco electric oven

LG dishwasher

Plumbed fridge space

Bonaire ducted heating & refrigerated cooling

Fully tiled bathrooms

Outdoor deck

Double garage with internal access

Chattels

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



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

Close proximity to

Schools

Antonio Park Primary- Maroondah Hwy, Mitcham (1.2km)

Mullauna College- Springfield Rd, Mitcham (2.8km)

Shops

Mitcham Shopping Centre- Whitehorse Rd, Mitcham (1.6km)

Ringwood Square- Maroondah Hwy, Ringwood (1.5km)

Brentford Square- Canterbury Rd, Forest Hill (4km)

Eastland- Maroondah Hwy, Ringwood (2.2km)

Parks

Simpson Park- Cochrane St Mitcham (900m)

Antonio Park- Whitehorse Rd, Mitcham (1.2km)

Somers Trail- Cochrane St, Mitcham (1.1km)

Heatherdale Reserve- Heatherdale Rd, Mitcham (900m)

Transport

Heatherdale Railway Station (600m)

Bus 742 Ringwood to Chadstone

Settlement

10% deposit, 30/60 days (neg)

Rental Estimate

\$725pwk based on current market conditions

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

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