# woodards



### 23 Blossom Street, Mitcham

Additional information	Close proximity to		
Land size: 705m <sup>2</sup> approx.	Schools	Rangeview Primary School (zoned) – 900m	
All bedrooms fitted with BIR		Antonio Park Primary School — 1.7km	
Evaporative cooling,		Vermont Secondary College (zoned) — 2.7km	
Gas ducted heating			
Three garden sheds	Shops	Mitcham Local Shopping Centre — 2.1km	
Concrete stumps		Eastland – 2.5km	
30 year old extension		Ringwood Square Shopping center-2.okm	
Linen press		Canterbury Rd Shopping strip – 800m	
Stainless steel electrical oven & dishwasher			
Spa bathroom	Parks/	Heatherdale Reserve – 230m	
Two water tanks 6000L capacity	Recreation	Simpson Park — 1.0km	
Open fire place		Aquanation & Ringwood Football Club – 3.1km	
		Ringwood Lake – 3.1km	
	Transport	Heatherdale Train Station – 1.0km	
		Bus route 742 – Eastland - Chadstone – 450m	
		Bus route 740 –Mitcham - Vermont East – 650m	
Potential Rental Return \$450.00 to \$480.00 per week.	Council Capital Improved Value <sup>\$TBA</sup>		
vendors h		IS eposit, balance 60 days or other such terms that the rs have agreed to in writing prior to the encement of the auction.	
Rachel Waters 0413 465 746 Sam Ejtemai 0449 946 226	Chattels All fixed floor coverings, window furnishings and light fittings.		

Blackburn 100 South Parade 9894 1000

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Rooms: Property Type: Agent Comments Rachel Waters 9894 1000 0413 465 746 rwaters@woodards.com.au

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price March quarter 2017: \$1,125,000

### **Comparable Properties**

18 Ashburton Dr MITCHAM 3132 (REI/VG) 18 Ashburton Dr MITCHAM 3132 (REI/VG) 19 2 2 2 Price: \$1,045,000 Method: Private Sale Date: 09/01/2017 Rooms: 5 Property Type: House Land Size: 737 sqm	Agent Comments
120 Brunswick Rd MITCHAM 3132 (REI/VG) 1 3 1 2 Price: \$960,000 Method: Private Sale Date: 05/12/2016 Rooms: 4 Property Type: House Land Size: 669 sqm	Agent Comments
50 Warnes Rd MITCHAM 3132 (VG) 4	Agent Comments

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propertydata

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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.



#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

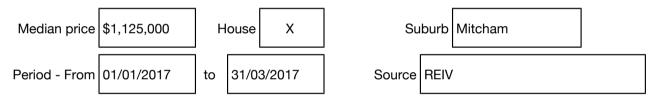
Address	23 Blossom Street, Mitcham Vic 3132
Including suburb and	
postcode	

#### Indicative selling price

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

ange between \$950,000 & \$1,045,000
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#### Median sale price



#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
18 Ashburton Dr MITCHAM 3132	\$1,045,000	09/01/2017
120 Brunswick Rd MITCHAM 3132	\$960,000	05/12/2016
50 Warnes Rd MITCHAM 3132	\$960,000	28/11/2016

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#### **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.