



## 23 Blossom Street, Mitcham

### Additional information

Land size: 705m<sup>2</sup> approx.  
 All bedrooms fitted with BIR  
 Evaporative cooling,  
 Gas ducted heating  
 Three garden sheds  
 Concrete stumps  
 30 year old extension  
 Linen press  
 Stainless steel electrical oven & dishwasher  
 Spa bathroom  
 Two water tanks 6000L capacity  
 Open fire place

### Potential Rental Return

\$450.00 to \$480.00 per week.

### Auction

Saturday 27th May at 1.00pm

### Contact

Rachel Waters 0413 465 746  
 Sam Ejtemai 0449 946 226

### Close proximity to

<b>Schools</b>	Rangeview Primary School (zoned) – 900m Antonio Park Primary School – 1.7km Vermont Secondary College (zoned) – 2.7km
<b>Shops</b>	Mitcham Local Shopping Centre – 2.1km Eastland – 2.5km Ringwood Square Shopping center-2.0km Canterbury Rd Shopping strip – 800m
<b>Parks/ Recreation</b>	Heatherdale Reserve – 230m Simpson Park – 1.0km Aquanation & Ringwood Football Club – 3.1km Ringwood Lake – 3.1km
<b>Transport</b>	Heatherdale Train Station – 1.0km Bus route 742 – Eastland - Chadstone – 450m Bus route 740 – Mitcham - Vermont East – 650m

### Council Capital Improved Value

\$TBA

### Terms

10% deposit, balance 60 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

### Chattels

All fixed floor coverings, window furnishings and light fittings.



 3  1  1

**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**18 Ashburton Dr MITCHAM 3132 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,045,000

**Method:** Private Sale

**Date:** 09/01/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 737 sqm



**120 Brunswick Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$960,000

**Method:** Private Sale

**Date:** 05/12/2016

**Rooms:** 4

**Property Type:** House

**Land Size:** 669 sqm

**50 Warnes Rd MITCHAM 3132 (VG)**

**Agent Comments**

 4  -  -

**Price:** \$960,000

**Method:** Sale

**Date:** 28/11/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 899 sqm

## 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

23 Blossom Street, Mitcham Vic 3132

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000

&amp;

\$1,045,000

**Median sale price**

Median price \$1,125,000

House

X

Suburb

Mitcham

Period - From 01/01/2017

to

31/03/2017

Source REIV

**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

## **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.