



**woodards** 

## 1/27 Glenburnie Road, Mitcham

### Additional information

Council Rates: \$TBA approx. (Refer S32)  
 Water Rates: \$175pq plus usage approx. (Refer S32)  
 Owners Corporation fees: \$404pq approx.  
 Neighbourhood Residential Zone Schedule 3  
 Significant Landscape Overlay Schedule 9  
 Land size: 340sqm approx.  
 House size: 27.4sq (including garage)  
 Builders- Martex Built  
 Engineered European Oak flooring  
 Gas ducted heating with add on refrigerated cooling  
 40mm Caesarstone benchtops  
 900mm Smeg gas cooktop  
 900mm Smeg electric oven  
 Smeg dishwasher  
 Soft closing cabinetry in kitchen (Polytech vinyl wrap)  
 Fully tiled ensuites  
 Phoenix tapware  
 Semi frameless showers  
 Aluminium windows (double glazed to select) with locks  
 TV antenna  
 Video intercom & security alarm  
 4000L water tank with pump

### Rental Estimate

\$650 per week based on current market conditions

### Close proximity to

**Schools** Rangeview Primary- Churinga Ave, Mitcham (700m)  
 Vermont Secondary College- Morack Rd, Vermont (2.6km)

**Shops** Rangeview Shopping Centre- Mitcham Rd, Mitcham (650m)  
 Brentford Square- Canterbury Rd, Forest Hill (2.5km)  
 Mitcham Shopping Centre- Whitehorse Rd, Mitcham (2.4km)  
 Forest Hill Chase- Canterbury Rd, Forest Hill (4.2km)  
 Eastland- Maroondah Hwy, Ringwood (4.3km)

**Parks** Buckanbe Park- access via Glenburnie Rd, Vermont (800m)  
 Simpson Park- Cochrane St, Mitcham (650m) (off lead dog park)  
 Heatherdale Reserve- access via Purches St, Mitcham (1.2km)

**Transport** Mitcham train station (2.1km)  
 Heatherdale train station (2.1km)  
 Bus 736 Mitcham to Blackburn via Forest Hill  
 Bus 765 Mitcham to Box Hill via Blackburn

### Chattels

All fixed floor coverings, fixed light fittings as inspected

### Settlement

10 deposit- balance 30/60 days (neg)

### Method

Deadline Private Sale Tuesday 12<sup>th</sup> October at 5pm (unless sold prior)



**Julian Badenach**  
 0414 609 665



**Jessica Hellmann**  
 0411 034 939

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

1/27 Glenburnie Road, 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 \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,200,750

Property Type House

Suburb Mitcham

Period - From 01/04/2021

to 30/06/2021

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	3/27 Glenburnie Rd, Mitcham, Vic 3132, Australia	\$1,355,000	26/09/2021
2	1/27 Mcghee Av, Mitcham, Vic 3132, Australia	\$1,410,000	15/07/2021
3	1/42 Glenburnie Rd MITCHAM 3132	\$1,400,000	16/07/2021

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:

28/09/2021 12:32



 4  3  2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

June quarter 2021: \$1,200,750

## Comparable Properties

**3/27 Glenburnie Rd, Mitcham, Vic 3132, Australia (REI)**

Agent Comments

 4  3  2

**Price:** \$1,355,000

**Method:**

**Date:** 26/09/2021

**Property Type:** Townhouse (Single)

**1/27 Mcghee Av, Mitcham, Vic 3132, Australia (REI)**

Agent Comments

 4  4  2

**Price:** \$1,410,000

**Method:**

**Date:** 15/07/2021

**Property Type:** Townhouse (Single)



**1/42 Glenburnie Rd MITCHAM 3132 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 16/07/2021

**Property Type:** Townhouse (Res)

**Land Size:** 471 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 **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](mailto: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.