

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

15 Munro Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,195,000

Property Type House

Suburb Mitcham

Period - From 01/10/2022

to 31/12/2022

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	108 Purches St VERMONT 3133	\$1,155,000	24/10/2022
2	5 Haven Ct MITCHAM 3132	\$1,027,000	09/09/2022
3	25 Culwell Av MITCHAM 3132	\$970,000	15/11/2022

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:

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15 Munro Street, Mitcham

Additional information

Council Rates: \$1,683.90pa (approx.)
 General Residential Zone – Schedule 3
 Significant Landscape Overlay – Schedule 9
 Built mid 1970's; extension 1995
 Lounge room with cathedral ceiling
 Separate living /meals area with bifold doors
 Kitchen with wooden cabinetry, Chef upright oven and Artison dishwasher
 Master with cathedral ceiling, BIRs and ensuite
 Two further bedrooms with BIRs
 Fourth bedroom/home office/multipurpose space
 Functional bathroom with shower over bath
 Alfresco paved area
 Heat pump for hot water service (economical way to heat)
 6.1KW solar (5 Kw bought 2021 and 1.1Kw system)
 Gas ducted heating
 Five split systems heating/cooling throughout the house
 Concrete slab at front, concrete stumps at back

Internal / external size

Land size: 536sqm approx.

Rental Estimate

\$600-\$650 per week based on current market conditions

Close proximity to

Schools Rangeview Primary School (zoned – 50m)
 Antonio Park Primary School- (2.0km)
 Vermont Secondary College- (zoned – 2.9km)
 Aquinas College (3.8km)

Shops Ringwood Square Shopping Centre (2.6km)
 Brentford Square Shopping Centre (2.9km)
 Eastland Shopping Centre (3.9km)
 Forest Hill Chase (4.5km)

Parks Heatherdale Reserve (550m)
 Simpson Park – off lead dog park (850m)
 Yarran Dheran and Eastlink Trail (2.7km)

Transport Mitcham train stations (2.5km)
 Heatherdale train station (1.7km)

Chattels

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

Settlement

90 days or any other such terms that have been agreed to in writing



Jackie Mooney
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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.

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