



**woodards** 

## 5 McKeon Road, Mitcham

### Additional information

Council Rates: \$1,573.10 inc. I FSL (refer to S32)  
 Neighbourhood Residential Zone- Schedule 4  
 Significant Landscape Overlay- Schedule 9  
 L shaped lounge/dining  
 Large master bedroom with robes  
 Kitchen with freestanding electric Chef oven/stove  
 Classic bathroom with pedestal basin, bath and shower  
 Decorative cornices and picture rails  
 Sash windows  
 Separate toilet off laundry  
 Roof restored 4 years ago  
 Single garage with workshop space  
 Ducted heating  
 Gas heater in lounge room  
 Air-conditioner

### Land Size

688m2 (approx.) – 17.37 metre frontage

### Rental Estimate

\$400-\$430 per week based on current market conditions

### Close proximity to

- Schools** Mitcham Primary - Mitcham Rd, Mitcham (zoned - 500m)  
 Antonio Park Primary- Whitehorse Rd, Mitcham (1.7km)  
 St John's Primary School, Whitehorse Rd, Mitcham (1.7km)  
 Mullauna Secondary- Springfield Road, Mitcham (zoned 700m)
- Shops** Mitcham Shopping Centre – Victoria Ave (1.3km)  
 Eastland- Maroondah Hwy, Ringwood (4.4km)  
 Westfield Doncaster- Doncaster Rd, Doncaster (7.4km)
- Parks** Dalmor Playground- Dalmor Ave, Mitcham (400m)  
 Yarran Dheran Reserve- Ashburton Rd, Mitcham (1.0km)  
 Halliday Park- Mitcham Rd, Mitcham (800m)
- Transport** Mitcham train station (1.5km)  
 Bus 270 Box Hill to Mitcham  
 Bus 370 Mitcham to Ringwood  
 Bus 907 City to Mitcham

### Terms

10% deposit  
 30/60 days or other such terms the vendor has agreed to in writing

### Chattels

All fixed floor coverings and fixed light fittings as inspected



**Jackie Mooney**  
 0401 137 901



**Cameron Way**  
 0418 352 380

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

5 Mckeeon 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 \$900,000

&

\$990,000

### Median sale price

Median price \$1,021,000

Property Type House

Suburb Mitcham

Period - From 01/07/2022

to

30/09/2022

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	6 Berry Av MITCHAM 3132	\$993,000	16/08/2022
2	42 Burnett St MITCHAM 3132	\$980,000	01/10/2022
3	22 Cresswell Cr MITCHAM 3132	\$980,000	07/05/2022

**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:

19/10/2022 09:16

5 Mckeon Road, Mitcham Vic 3132

woodards 

Jackie Mooney

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jmooney@woodards.com.au

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

September quarter 2022: \$1,021,000



 3  1  1

**Property Type:** House

**Land Size:** 688 sqm approx

**Agent Comments**

## Comparable Properties



**6 Berry Av MITCHAM 3132 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$993,000

**Method:** Auction Sale

**Date:** 16/08/2022

**Property Type:** House (Res)

**Land Size:** 595 sqm approx



**42 Burnett St MITCHAM 3132 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$980,000

**Method:** Auction Sale

**Date:** 01/10/2022

**Property Type:** House (Res)

**Land Size:** 584 sqm approx



**22 Cresswell Cr MITCHAM 3132 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$980,000

**Method:** Auction Sale

**Date:** 07/05/2022

**Property Type:** House

**Land Size:** 615 sqm approx

**Account - Woodards** | P: 03 9894 1000 | F: 03 9894 8111



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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.