



**woodards** 

## 5 Haven Court, Mitcham

### Additional information

Council Rates: \$1,723.60 inc. FSL (refer to S32)  
Neighbourhood Residential Zone- Schedule 3  
Significant Landscape Overlay- Schedule 9  
L shaped lounge/dining  
Polished floorboards  
Large master bedroom with BIRs  
Kitchen with Chef electric cooktop, Electrolux oven and dishwasher  
Bathroom with floor to ceiling tiles, bath and rainhead shower (2019)  
Decorative cornices  
Terracotta roof restored – ridges and valleys (2016)  
Updated circuit board with safety switches (2016)  
Double rollers blinds (all but master bedroom)  
Alarm system (code to be reset)  
Ducted heating  
Gas heater in lounge room (2016 installed)  
Air-conditioner – lounge and master bedroom  
Fans in all bedrooms  
Double garage (new roof 2016)

### Land Size

588m2 (approx.)

### Rental Estimate

\$430-\$460 per week based on current market conditions

### Close proximity to

#### Schools

Rangeview Primary School - zoned 150m  
Antonio Park Primary School, Whitehorse Rd – 2.0km  
St John's primary School, Whitehorse Rd, Mitcham– 2.7km  
Vermont Secondary College, Morack Rd – zoned 3.0km  
Aquinas College, Great Ryrie St – 4.6km

#### Shops

Rangeview Shopping Centre, Mitcham Rd – 1.1km  
Mitcham Shopping Centre, Victoria Ave -2.6km  
Brentford Square, Canterbury Rd – 3.0km  
Eastland- Maroondah Hwy, Ringwood - 3.4km  
Westfield Doncaster- Doncaster Rd, Doncaster- 11.6km

#### Parks

Heatherdale Reserve, - 850m  
Simpsons Park (off lead dog park) – 850m  
Yarran Dheran Reserve- Ashburton Rd, Mitcham – 2.7km  
Halliday Park- Mitcham Rd, Mitcham – 3.2km

#### Transport

Mitcham train station - 2.5km  
Heatherdale train station – 1.8km  
Bus 740 Mitcham - Vermont East – 600m  
Bus 736 Mitcham – Blackburn via Vermont South – 1.1km  
Bus 765 Mitcham – Box Hill via Brentford Square – 1.1km  
Eastlink, Canterbury Rd – 2.2km

### 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.  
Bird aviary will be removed



**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 Haven Court, 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 \$930,000 & \$990,000

### Median sale price

Median price \$1,005,000 Property Type House Suburb Mitcham

Period - From 01/04/2022 to 30/06/2022 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	72 Orient Av MITCHAM 3132	\$1,035,000	25/05/2022
2	66 Brunswick Rd MITCHAM 3132	\$1,000,000	02/04/2022
3	12 Fuller St MITCHAM 3132	\$999,999	13/08/2022

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: 19/08/2022 09:30



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**Indicative Selling Price**

\$930,000 - \$990,000

**Median House Price**

June quarter 2022: \$1,005,000



 3  1  2

**Property Type:** House

**Land Size:** 588 sqm approx

**Agent Comments**

## Comparable Properties



**72 Orient Av MITCHAM 3132 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,035,000

**Method:** Private Sale

**Date:** 25/05/2022

**Property Type:** House

**Land Size:** 558 sqm approx



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

**Agent Comments**

 3  1  3

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

**Method:** Auction Sale

**Date:** 02/04/2022

**Property Type:** House (Res)

**Land Size:** 642 sqm approx



**12 Fuller St MITCHAM 3132 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$999,999

**Method:** Auction Sale

**Date:** 13/08/2022

**Property Type:** House (Res)

## 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.