

# 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

1/34 Warnes Road, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$840,000

&

\$890,000

### Median sale price

Median price

\$820,000

Property Type

Unit

Suburb

Mitcham

Period - From

01/10/2023

to

31/12/2023

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	1/49 Burnett St MITCHAM 3132	\$880,000	03/02/2024
2	8 Buxton Rd MITCHAM 3132	\$869,000	20/12/2023
3	22 Mcdowall St MITCHAM 3132	\$860,000	15/03/2024

**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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## 1/34 Warnes Road, Mitcham

### Additional information

Council Rates: \$1,546.70 per annum (approx.)

Water Rates: TBC

Land size: 350sqm approx.

Recently renovated bathroom

Kitchen with gas cooktop, electric oven

Dishwasher

Timber floorboards throughout

Gas ducted heating

Separate lounge room

2 large bedrooms with BIRs

Large covered alfresco area

Single carport

Garden sheds

Underhouse storage

### Rental Estimate

\$550 per week based on current market conditions

### Chattels

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

### Close proximity to

#### Schools

Antonio Park Primary School Zone (400m)

Ringwood Heights Primary School (1.42km)

Mullauna Secondary College (1.9km)

Ringwood Secondary College (2.51km)

#### Shops

Ringwood Square Shopping Centre (1.2km)

Eastland Shopping Centre (2km)

Mitcham Shopping Centre (2km)

Ringwood North Shopping Centre (3.8km)

#### Parks

Antonio Park (400m)

Mullum Mullum Creek Reserve (600m)

Jubilee Park (2.9km)

### Transport

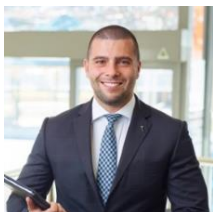
Heatherdale Train Station (700m)

Bus 370 Mitcham to Ringwood

Bus 901 Frankston to Melbourne Airport

### Settlement

30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction



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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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**woodards.com.au**