

# 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

2/18 Rotherwood Avenue, 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 \$1,300,000

&

\$1,375,000

### Median sale price

Median price \$1,219,000

Property Type House

Suburb Mitcham

Period - From 01/04/2023

to

31/03/2024

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	1/18 Rotherwood Av MITCHAM 3132	\$1,515,000	09/03/2024
2	3/18 Rotherwood Av MITCHAM 3132	\$1,500,000	23/03/2024
3	18a Sunnyside Av NUNAWADING 3131	\$1,300,000	06/04/2024

**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:

15/04/2024 17:23



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## 2/18 Rotherwood Avenue, Mitcham

### Additional information

Council Rates: \$TBCpa (Refer Section 32)  
 Water Rates: \$180pq plus usage approx.  
 Owners Corporation: \$TBCpq (Refer Section 32)  
 Neighbourhood Residential Zone- Schedule 4  
 Significant Landscape Overlay Schedule 9  
 Land size: 207sqm approx.  
 House size: 23sq (including garage)  
 Brand new- Builders Martex Built  
 Engineered floorboards  
 Smeg 900mm gas cooktop  
 Smeg 900mm electric oven  
 Smeg dishwasher  
 Ducted heating & refrigerated cooling  
 Video intercom  
 Security Alarm  
 2.9 KW system (6 panels 5 k inverter)

### Chattels

All fixed floor coverings, fixed light fittings as inspected

### Rental Estimate

\$850pwk based on current market

### Close proximity to

#### Schools

Mitcham Primary- Mitcham Rd, Mitcham (600m)  
 Mullauna College- Springfield Rd, Mitcham (750m)  
 Whitefriars College- Park Rd, Donvale (2.8km)  
 Donvale Christian College- Tindals Rd, Donvale (5.3km)

#### Shops

Mitcham Shopping Centre- Whitehorse Rd, Mitcham (1.4km)  
 Eastland- Maroondah Hwy, Ringwood (4km)  
 Blackburn Square- Springfield Rd, Blackburn (4.4km)  
 Tunstall Square- Doncaster Rd, Donvale (3.1km)

#### Parks

Cobham Reserve- Woodale Gr, Mitcham (280m)  
 Halliday Park- Mitcham Rd, Mitcham (850m)  
 Aranga Reserve (off lead dog park)- Eastway Ave, Donvale (2.8km)

### Transport

Mitcham Railway Station (1.7km)  
 Bus 270 Box Hill to Mitcham via Blackburn  
 Bus 907 City to Mitcham via Doncaster Rd

### Settlement

10% deposit, 30/60 days (neg)



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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.

**Blackburn 100 South Parade 9894 1000**

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