



## 18 Rotherwood Avenue, Mitcham

### Additional information

Land size: 1,045m<sup>2</sup> approx.  
 Council rates: \$1,601 approx. per annum  
 Development Opportunity STCA  
 North facing orientation  
 Expansive front and rear gardens  
 Fireplace  
 Formal dining  
 Built-in robes to bedrooms  
 Sunroom  
 Single garage

### Close proximity to

Schools	Mitcham Primary School (zoned) – 400m Ringwood Heights Primary School – 2.4km Mullauna Secondary College (zoned) – 600m Nunawading Christian College – 4.0km
Shops	Mitcham Local Shopping Centre – 1.2km Eastland – 4.0km Westfield Doncaster – 7.0km
Parks	Halliday Park – 550m Yarran Dheran Nature Reserve – 1.6km Ringwood Lake – 4.5km Blackburn Lake – 5.2km
Transport	Mitcham Train Station – 1.6km Bus route 270 – Box Hill – Mitcham – 400m Bus route 907 – City – Mitcham – 400m

### Auction

Saturday 6th May at 1.00pm

### Contact

Mark Johnstone 0417 377 916  
 Russell Wheeler 0499 774 983

### Agent's estimate of selling price

\$1,150,000 to \$1,265,000

### Council Capital Improved Value

\$860,000

### Terms

10% deposit, balance 60/90 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

### Chattels

All fixed floor coverings, window furnishings and light fittings.

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### Recent sales of interest



**42 Linlithgow Street, Mitcham**  
**\$1,224,000**    December 2016  
 3 bed 1 bath 0 car                      998sqm



**27 McGhee Avenue, Mitcham**  
**\$1,290,000**    November 2016  
 4 bed 2 bath 2 car                      1,038sqm



**19 Albert Street, Mitcham**  
**\$1,186,000**    January 2017  
 3 bed 1 bath 1 car                      953 qm

**Source:** Realestateview.com.au PDOL – Property Data Online

**Median House Price:** \$1,010,000 (REIV October - December Quarter 2016)

**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 Owner or Agent.

## **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](mailto: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](mailto: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.