



**woodards** 

## 23 Creek Road, Mitcham

Council Rates: \$2471.25 pa (refer Section 32)  
 Water Rates: \$180pq + usage (refer Section 32)  
 Land size: 754sqm approx.  
 General Residential Zone- Schedule 2  
 Significant Landscape Overlay Schedule 9  
 1920s weatherboard home with extension  
 Ceiling insulation  
 New carpet  
 Freshly painted  
 Evaporative cooling  
 Gas ducted heating  
 Miele electric oven  
 Brand new 5 burner gas cooktop  
 Asko Dishwasher  
 Two living rooms  
 Recently renovated bathroom with freestanding bath  
 Skylights  
 4 bedrooms with fitted BIR/WIR  
 4<sup>th</sup> bed/ study with built in desk  
 Elevated deck area  
 Large paved entertaining area  
 Private rear garden, shed and wood storage  
 Large under house storage  
 Automatic watering system

### Close proximity to

**Schools** Antonio Park Primary- Whitehorse Rd, Mitcham (1km)  
 Rangeview Primary – Churinga Ave, Mitcham (1.25km)  
 Mullauna College- Springfield Rd, Mitcham (2.4km)

**Shops** Britannia Mall- Whitehorse Rd, Mitcham (900m)  
 Rangeview Shops- Mitcham Rd, Mitcham (850m)  
 Eastland- Maroondah Hwy, Ringwood (3.6km)  
 Brentford Square- Canterbury Rd, Forest Hill (3km)

**Parks** Simpsons Park- Simpson St, Mitcham (550m)  
 Antonio Park- Whitehorse Rd, Mitcham (1.5km)

**Transport** Mitcham train station (600m)  
 Bus 736 Mitcham to Blackburn via Forest Hill  
 Bus 765 Mitcham to Box Hill via Brentford Square  
 Bus 907 Mitcham to City via Eastern Fwy  
 Bus 270 Box Hill to Mitcham via Blackburn North

### Settlement

10% deposit, 90-120 days or any other such terms that have been agreed to in writing, by the vendor prior to auction.

### Method

Auction Saturday 5<sup>th</sup> November at 11am

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected excluding speakers in family room (refer contract of sale)



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, no liability is accepted for any loss or damage that particulars herein are for information only. Representation by the Owners or Agent.

**Julian Badenach**  
 Blackburn 100 South Parade 9894 1000  
 0414 609 665

**Jessica Hellmann**  
 0411 034 939

**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

23 Creek 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 \$1,580,000

&

\$1,680,000

### Median sale price

Median price \$1,190,500

Property Type House

Suburb Mitcham

Period - From 29/09/2021

to

28/09/2022

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	16 Fellows St MITCHAM 3132	\$1,760,000	01/08/2022
2	2 Sunshine Av MITCHAM 3132	\$1,655,000	01/04/2022
3	22 Nara Rd MITCHAM 3132	\$1,525,000	08/04/2022

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:

29/09/2022 10:06



 4  2  2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 754 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,580,000 - \$1,680,000

**Median House Price**  
 29/09/2021 - 28/09/2022: \$1,190,500

## Comparable Properties



**16 Fellows St MITCHAM 3132 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,760,000  
**Method:** Private Sale  
**Date:** 01/08/2022  
**Property Type:** House (Res)



**2 Sunshine Av MITCHAM 3132 (VG)**

**Agent Comments**

 4  -  -

**Price:** \$1,655,000  
**Method:** Sale  
**Date:** 01/04/2022  
**Property Type:** House (Res)  
**Land Size:** 605 sqm approx



**22 Nara Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,525,000  
**Method:** Private Sale  
**Date:** 08/04/2022  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx

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

## 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](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.