



woodards 

14 Hodgson Street, Mitcham

Additional information

Council Rates: \$1,880 per annum (approx.)
 Built 1974 – second storey 2006
 Kitchen updated 2009
 Family room with 5 metre high ceilings
 4 bedrooms inc. retreat bedroom (25m2 approx.)
 3 bathrooms/ensuites
 Upstairs living/study (20m2 approx.)
 Mezzanine library
 Alpine wood fire
 Glass hatch separates kitchen from entry
 Black butt floorboards upstairs
 All upper walls insulated
 Windows and louvres north/south for ventilation
 Deck facing North under roof line with views to Dandenongs
 Cellar/under house storage
 Garage/workshop at rear (55m2 approx.)
 Gas ducted heating (located in ceiling of laundry)
 Reverse cycle heating/cooling (2 units upstairs)

External size

657 sqm (approx.)

Rental Estimate

\$630 - \$685 per week

Agent's Estimate of Selling Price \$1,120,000 - \$1,220,000

Method

Auction Saturday 28th March at 10am



Jackie Mooney
0401 137 901



Cameron Way
0418 352 380

Close proximity to ...

Schools

Rangeview Primary School (zoned) – 900m
 Antonio Park Primary School, Mitcham – 1.6km
 St John's, Mitcham – 2.3km
 Vermont Secondary College (zoned) – 3.3km
 Mullauna College – 3.2km

Shops

Rangeview Shopping Centre, Mitcham – 900m
 Mitcham Shopping Centre, Mitcham – 2.2km
 Ringwood Square Shopping Centre, Ringwood - 2.7km
 Costco, Ringwood – 3.0km
 Brentford Square, Vermont – 3.0km
 Eastland Shopping Centre, Ringwood – 3.7km

Parks

Simpson Park, Mitcham – 260m (off lead dog park)
 Somers Trail, Mitcham – 150m
 Eastlink Trail (Schwerkolt Cottage) – 2.3km
 Halliday Park, Mitcham – 2.5km
 Heatherdale Reserve, Mitcham – 1.0km
 Walker Park, Nunawading – 3.1km

Transport

Mitcham Railway Station – 1.9km
 Heatherdale Railway Station - 1.7km
 740 Bus Mitcham – Vermont East via Reserve Avenue
 & Churinga Avenue – 300m
 736 Bus Mitcham – Blackburn via Vermont Sth - 1.1km
 735 Bus Box Hill - Nunawading

Settlement

10% deposit, balance 60 days or other such terms the vendor has agreed to in writing prior to auction

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

14 Hodgson Street, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,120,000

&

\$1,220,000

Median sale price

Median price \$1,128,500

Property Type House

Suburb Mitcham

Period - From 01/10/2019

to 31/12/2019

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	2 Kulnine Av MITCHAM 3132	\$1,200,000	09/11/2019
2	2 Purches St MITCHAM 3132	\$1,195,000	23/11/2019
3	29 Reserve Av MITCHAM 3132	\$1,148,000	23/01/2020

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:

17/02/2020 14:57

Jackie Mooney

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0401137901

jmooney@woodards.com.au

Indicative Selling Price

\$1,120,000 - \$1,220,000

Median House Price

December quarter 2019: \$1,128,500



 4  3 

Property Type: House

Land Size: 657 sqm approx

Agent Comments

Comparable Properties



2 Kulnine Av MITCHAM 3132 (REI)

Agent Comments

 4  2 

Price: \$1,200,000

Method: Auction Sale

Date: 09/11/2019

Property Type: House (Res)

Land Size: 679 sqm approx



2 Purches St MITCHAM 3132 (REI)

Agent Comments

 4  2 

Price: \$1,195,000

Method: Auction Sale

Date: 23/11/2019

Property Type: House (Res)

Land Size: 986 sqm approx



29 Reserve Av MITCHAM 3132 (REI)

Agent Comments

 4  3 

Price: \$1,148,000

Method: Private Sale

Date: 23/01/2020

Property Type: House

Land Size: 638 sqm approx

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 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 jpicrolo@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 (a) you may not be permitted to attend an open for inspection; and (b) 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.