

# 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 6/11 Church Street, 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 \$530,000 & \$580,000

### Median sale price

Median price \$702,000 Property Type Unit Suburb Mitcham

Period - From 22/11/2022 to 21/11/2023 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	101/5 Sherbrook Av RINGWOOD 3134	\$540,000	04/08/2023
2	204/5 Sherbrook Av RINGWOOD 3134	\$535,000	28/05/2023
3			

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: 22/11/2023 13:18



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#### Additional Information

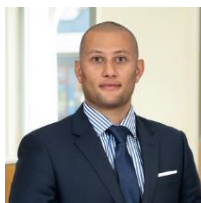
Council Rates: \$1122.90pa (refer Section 32)  
Water Rates: \$187pq + usage (refer Section 32)  
Owners Corp fees: \$2840pa (refer Section 32)  
General Residential Zone- Schedule 2  
Significant Landscape Overlay Schedule 9  
Apartment Size: 63sqm  
Age: circa 10yrs  
Small boutique apartment complex  
First floor apartment  
Timber floorboards  
Gas cooktop  
Electric oven  
Dishwasher  
Kitchen - Stone benchtop & glass splashback  
Secure intercom/ entry  
Reverse cycle heating/cooling in living room  
Two bedrooms with BIRs & wall heaters  
Balcony  
Secure basement carpark (not stacker)  
Storage cage

#### Rental Estimate

\$480- \$500pw based on current conditions



**Jessica Hellmann**  
0411 034 939



**Warren Dromart**  
0431 520 130

#### Close proximity to

##### Schools

Antonio Park Primary- Whitehorse Rd, Mitcham (1.6km)  
Mullauna College- Springfield Rd, Mitcham (1.6km)

##### Shops

Britannia Mall- Whitehorse Rd, Mitcham (500m)  
Rangeview Shops- Mitcham Rd, Mitcham (1.5km)  
Eastland- Maroondah Hwy, Ringwood (3.5km)

##### Parks

Halliday Park- Mitcham Rd, Mitcham (1.1km)  
Antonio Park- Whitehorse Rd, Mitcham (1.7km)  
Simpsons Park- Garden Ave, Mitcham (1.4km)

##### Transport

Mitcham train station (500m)  
Bus 736 Mitcham to Blackburn via Vermont Sth  
Bus 765 Mitcham to Box Hill  
Bus 740 Mitcham to Vermont

##### Settlement

10% deposit, 30/60 days

##### Chattels

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