

# 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

38 Kulnine Avenue, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$650,000

### Median sale price

Median price

\$795,000

Property Type

Unit

Suburb

Mitcham

Period - From

01/10/2022

to

31/12/2022

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	31 Lusk Dr VERMONT 3133	\$716,000	12/11/2022
2	7/32-36 Heatherdale Rd MITCHAM 3132	\$711,000	30/11/2022
3	2/7 Mcghee Av MITCHAM 3132	\$624,000	17/12/2022

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:

02/03/2023 17:32



**woodards** 

## 38 Kulnine Ave Mitcham

### Additional information

Council Rates: \$1,089.50 pa (approx.)  
Neighbourhood Residential Zone – Schedule 3  
Significant Landscape Overlay – Schedule 9  
Built 1986  
L shaped lounge and dining room with floating floors  
Spacious kitchen with upright Westinghouse gas cooking and oven  
Three bedrooms of a good size (2 with robes)  
Bathroom with walk in shower and basin  
Separate toilet  
Single carport and extra parking on-site  
Outdoor shed  
Paved outdoor area  
Veggie garden

### Internal / external size

Land size: 380sqm approx.

### Rental Estimate

\$430 - \$450 per week based on current market conditions

### Close proximity to

**Schools** Rangeview Primary School (zoned – 1.1km)  
Vermont Primary School (2.6km)  
Heathmont College (zoned – 3.2km)  
Vermont Secondary College (3.2m)  
Aquinas College, Ringwood (3.7km)

**Shops** Ringwood Square Shopping Centre (1.7km)  
Eastland Shopping Centre (3.0km)  
Brentford Square Shopping centre (3.5km)  
Heathmont Shopping Centre (3.9km)  
Forest Hill Chase Shopping centre (5.1km)

**Parks** Heatherdale Reserve (500m)  
Simpson Park - off lead dog park (1.4km)  
Heatherdale Wetlands (1.7km)  
Aquanation Ringwood, Vermont (3.0km)

**Transport** Heatherdale train stations (850m)  
Bus route 742 - Chadstone - Ringwood

### Chattels

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

### Settlement

30/60 days or any other such terms that have been agreed to in writing



**Jackie Mooney**  
0401 137 901



**Cameron Way**  
0418 352 380