



## 1/52 Brunswick Road, Mitcham

### Additional information

Land size: 136sqm (Approx.)  
 Generous North Facing Lounge  
 Private meals area  
 Quality wooden floor  
 Kitchen with stainless steel Westing House  
 Appliances  
 Both bedroom with built-in robes  
 Neat bathroom  
 Separate laundry  
 Reverse cycle heating and cooling  
 External Blinds  
 Single carport

### Rental Appraisal

\$390 - \$410 per week (Approx.)

### Private Sale

Asking \$565,000

### Contact

Mark Johnstone - 0417 377 916  
 Russell Wheeler – 0499 774 983

### Close proximity to

Schools	Antonio Primary School (zoned) – 1.4km Mullauna college– 2.0km Mitcham Primary School – 1.5km Rangeview Primary School– 1.8km
Shops	Coles Mitcham –1.1km Harvey Norman Nunawading– 2.0km Eastland Shopping Centre – 3.0km Brand Smart Premium Outlet Centre–3.7km
Parks	Railway Line Linear Reserve – 0.1km Pipe Track Linear Reserve – 0.3km Simpson Park – 1.2km Antonio Park – 1.4km
Transport	Mitcham Station – 650m Nunawading Station – 2.5 km Bus 740 - Mitcham - Vermont East via Reserve Avenue, Churinga Avenue Bus 736 - Mitcham - Blackburn via Vermont South, Glen Waverley, Forest Hill

### Terms

10% deposit, balance in 30/60 days or other such terms that the vendors have agreed to in writing.

### Chattels

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

## 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

1/52 Brunswick 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)

Single price \$565,000

**Median sale price**

Median price \$607,500

House

Unit

X

Suburb Mitcham

Period - From 01/04/2018

to 30/06/2018

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	28 Convent La MITCHAM 3132	\$563,000	04/08/2018
2	1/61 Doncaster East Rd MITCHAM 3132	\$545,000	28/07/2018
3	1/7 Hedge End Rd MITCHAM 3132	\$520,500	29/05/2018

**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.



**Rooms:**

**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 136.331 sqm approx

Agent Comments

## Comparable Properties



**28 Convent La MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$563,000

**Method:** Auction Sale

**Date:** 04/08/2018

**Rooms:** 3

**Property Type:** Unit

**1/61 Doncaster East Rd MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$545,000

**Method:** Auction Sale

**Date:** 28/07/2018

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 77 sqm approx



**1/7 Hedge End Rd MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$520,500

**Method:** Sold Before Auction

**Date:** 29/05/2018

**Rooms:** 6

**Property Type:** Unit

## **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.