



**woodards** 

## 1-9 Deep Creek Road, Mitcham

### Additional information

Council Rates: \$TBAPA (refer to section 32)

Neighbourhood Residential Zone Schedule 3  
Significant Landscape Overlay Schedule 9

### Close proximity to

#### Schools

Antonio Park Primary School (zoned) – 750m  
Ringwood Heights Primary School – 1.7km  
Mullauna Secondary College (zoned) -3.0km  
Ringwood Secondary College – 3.6km

#### Shops

Coles Mitcham -2.0km  
Eastland Shopping Centre, Ringwood – 2.3km  
Costco, Ringwood – 2.2km  
Brand Smart, Nunawading – 3.9km  
Forest Hill Chase- 6.5km

#### Parks

Eastlink Trail  
Schwerkolt Cottage Reserve -200m  
Antonio Park - 350m  
Yarran Dheran Nature Reserve -1.0km

#### Transport

Heatherdale train station – 1.2km  
Mitcham train station -2.2km  
Bus 370 Mitcham - Ringwood via Ringwood North

**Land size:** 2,164sqm approx.

**Asking Price** \$840,000

### Settlement

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

### Method

Private Sale



**Cameron Way**  
0418 352 380



**Jackie Mooney**  
0401 137 901

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

1-9 Deep 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)

Single price

\$840,000

### Median sale price

Median price

\$949,000

Property Type

House

Suburb

Mitcham

Period - From

01/04/2020

to

30/06/2020

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		
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:

24/07/2020 15:50

1-9 Deep Creek Road, Mitcham Vic 3132

woodards 

Jackie Mooney

0398941000

0401137901

jmooney@woodards.com.au

**Indicative Selling Price**

\$840,000

**Median House Price**

June quarter 2020: \$949,000



**Property Type:** Residential Land

**Land Size:** 2164 (approx) sqm  
approx

**Agent Comments**

## Comparable Properties

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.

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



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## 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**.

### 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.