

# 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

59 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)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,073,000

Property Type House

Suburb Mitcham

Period - From 01/04/2022

to

31/03/2023

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	3 View Rd VERMONT 3133	\$1,301,000	11/02/2023
2	7 Lombard Rd VERMONT 3133	\$1,210,000	25/03/2023
3	55 Fuller St MITCHAM 3132	\$1,147,000	10/04/2023

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:

21/04/2023 13:38



**woodards** 

## 59 Creek Road, Mitcham

Council Rates: \$2216.80pa approx (refer Section 32)

Land size: 850sqm approx

Building size: 142sqm approx

Two large living zones

Updated kitchen with electric cooking

Dishlex Dishwasher

Ducted heating

Evaporative cooling

Covered outdoor entertainer's deck

Elevated treetop views

Gas hot water

Water tank

Kids cubby

Large private backyard with two sheds

Under house store room and workshop

Double carport

### Rental Estimate

\$550-\$580 per week (approx.)

### Chattels

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

### Close proximity to

**Schools** Antonio Park Primary- Whitehorse Rd, Mitcham (1km)  
Rangeview Primary – Churinga Ave, Mitcham (1.25km)  
Mullauna College- Springfield Rd, Mitcham (2.4km)

**Shops** Britannia Mall- Whitehorse Rd, Mitcham (900m)  
Rangeview Shops- Mitcham Rd, Mitcham (850m)  
Brentford Square- Canterbury Rd, Forest Hill (3km)  
Eastland- Maroondah Hwy, Ringwood (3.6km)

**Parks** Simpsons Park- Simpson St, Mitcham (550m)  
Antonio Park- Whitehorse Rd, Mitcham (1.5km)

**Transport** Mitcham train station (600m)  
Bus 736 Mitcham to Blackburn via Forest Hill  
Bus 765 Mitcham to Box Hill via Brentford Square  
Bus 907 Mitcham to City via Eastern Fwy  
Bus 270 Box Hill to Mitcham via Blackburn North

### Settlement

10% deposit, 90-120 days or any other such terms that have been agreed to in writing, by the vendor prior to auction.



**Rachel Waters**  
0413 465 746



**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**