



woodards

3/385 Mitcham Road, Mitcham

Additional information

Council Rates: \$TBC pa (refer Section 32)
 Water Rates: \$175pq + usage (refer Section 32)
 Owners Corp: \$1392.12pa (refer Section 32)
 Land size: 144sqm approx.
 North facing courtyard
 Brand new carpet upstairs
 Whirlpool 4 burner gas cooktop
 Whirlpool electric oven
 Whirlpool dishwasher
 Gas ducted heating
 Evaporative cooling
 European laundry
 Downstairs powder room
 Upstairs study nook
 Main bedroom with ensuite
 Single garage with internal access

Rental Estimate

\$440per week based on current market conditions

Chattels

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

Close proximity to

Schools Antonio Park Primary- Whitehorse Rd, Mitcham
 Mullauna College- Springfield Rd, Mitcham

Shops Britannia Mall- Whitehorse Rd, Mitcham (600m)
 Rangeview Shops- Mitcham Rd, Mitcham (850m)
 Eastland- Maroondah Hwy, Ringwood (3.5km)
 Brentford Square- Canterbury Rd, Forest Hill (2.9km)

Parks Simpsons Park- Simpson St, Mitcham (1km)
 Antonio Park- Whitehorse Rd, Mitcham (1.7km)

Transport Mitcham train station (260m)
 Bus 736 Mitcham to Blackburn via Forest Hill
 Bus 765 Mitcham to Box Hill via Brentford Square

Settlement

10% deposit, 30/60 days or any other such terms that have been agreed to in writing, by the vendor prior to auction.

Method

Auction Saturday 17th September at 1pm



Julian Badenach
 0414 609 665



Jessica Hellmann
 0411 034 939

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

3/385 Mitcham Road, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000

&

\$720,000

Median sale price

Median price \$807,500

Property Type Unit

Suburb Mitcham

Period - From 29/08/2021

to

28/08/2022

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	5/33-35 Deep Creek Rd MITCHAM 3132	\$740,000	22/07/2022
2	6/565 Whitehorse Rd MITCHAM 3132	\$738,000	02/04/2022
3	5/602 Mitcham Rd MITCHAM 3132	\$705,000	12/05/2022

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:

29/08/2022 09:16



 2  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

29/08/2021 - 28/08/2022: \$807,500

Comparable Properties



5/33-35 Deep Creek Rd MITCHAM 3132 (REI)

Agent Comments

 2  2  1

Price: \$740,000

Method: Private Sale

Date: 22/07/2022

Property Type: Townhouse (Single)

Land Size: 289 sqm approx



6/565 Whitehorse Rd MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$738,000

Method: Auction Sale

Date: 02/04/2022

Property Type: Townhouse (Res)

Land Size: 103 sqm approx



5/602 Mitcham Rd MITCHAM 3132 (VG)

Agent Comments

 2  -  -

Price: \$705,000

Method: Sale

Date: 12/05/2022

Property Type: Flat/Unit/Apartment (Res)