

# 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

13 Venice 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)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,200,000

Property Type House

Suburb Mitcham

Period - From 01/04/2023

to

30/06/2023

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	63 Ormond Av MITCHAM 3132	\$1,150,000	12/08/2023
2	35 Hedge End Rd MITCHAM 3132	\$1,065,000	18/02/2023
3	19 Sunnyside Av NUNAWADING 3131	\$982,000	01/04/2023

**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:

15/08/2023 12:28



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## 13 Venice Avenue, Mitcham

### Additional information

Council Rates: \$TBA inc. I FSL (refer to S32)  
 General Residential Zone- Schedule 1  
 Significant Landscape Overlay- Schedule 9  
 L shaped lounge and dining area  
 Four bedrooms – master with BIR  
 Functional kitchen with stainless steel upright oven  
 Bathroom with bath and separate shower  
 Separate toilet  
 Freshly painted  
 Water tank  
 Double garage with extra storage at back  
 Gas ducted heating  
 Gas heater in lounge  
 Evaporative cooling

### Land Size

534m2 (approx.)

### Rental Estimate

\$475-\$500 per week based on current market conditions

### Close proximity to

**Schools** Mitcham Primary - Mitcham Rd, Mitcham (zoned – 650m)  
 Antonio Park Primary- Whitehorse Rd, Mitcham (2.1km)  
 St John's Primary School, Whitehorse Rd, Mitcham (1.1km)  
 Mullauna Secondary- Springfield Rd, Mitcham (zoned 500m)  
 Nunawading Christian College (3.7km)

**Shops** Mitcham Shopping Centre – Victoria Ave (1.1km)  
 Tunstall Square, Donvale (3.0km)  
 Eastland- Maroondah Hwy, Ringwood (4.9km)  
 Westfield Doncaster- Doncaster Rd, Doncaster (8.1km)

**Parks** Halliday Park- Mitcham Rd, Mitcham (400m)  
 Walker Park, Nunawading (1.4km)  
 Yarran Dheran Reserve- Ashburton Rd, Mitcham (2.1km)

**Transport** Mitcham train station (1.3km)  
 Bus 270 Box Hill to Mitcham via Blackburn North (250m)  
 Bus 303 City to Ringwood North via Park Rd (250m)  
 Bus 907 City to Mitcham via Eastern Fwy (500m)

### Terms

10% deposit  
 30/60 days or other such terms the vendor has agreed to in writing

### Chattels

All fixed floor coverings and fixed light fittings as inspected



**Jackie Mooney**  
 0401 137 901



**Cameron Way**  
 0418 352 380

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**

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