

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

1/18 Rotherwood Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between

\$1,495,000

&

\$1,595,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Mitcham

Period - From

08/02/2023

to

07/02/2024

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	1/10 Rialton Av BLACKBURN NORTH 3130	\$1,672,000	03/02/2024
2	4a Florence Av DONVALE 3111	\$1,650,000	06/09/2023
3	1a Clements Av DONVALE 3111	\$1,600,000	18/10/2023

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:

08/02/2024 13:56



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1/18 Rotherwood Avenue, Mitcham

Additional information

Council Rates: \$TBCpa (Refer Section 32)
 Water Rates: \$180pq plus usage approx.
 Owners Corporation: \$TBCpa (Refer Section 32)
 Neighbourhood Residential Zone- Schedule 4
 Significant Landscape Overlay Schedule 9
 Land size: 335sqm approx.
 House size: 26.5sq (246.7m2)
 Brand new- Builders Martex Built
 Engineered floorboards
 Smeg 900mm gas cooktop
 Smeg 900mm electric oven
 Smeg dishwasher
 Plumbed fridge cavity
 Ducted heating & refrigerated cooling
 Video intercom
 Security Alarm
 5.4KW system (13 panels 5k inverter)

Chattels

All fixed floor coverings, fixed light fittings as inspected

Rental Estimate

\$850 - \$900pwk based on current market

Close proximity to

Schools

Mitcham Primary- Mitcham Rd, Mitcham (600m)
 Mullauna College- Springfield Rd, Mitcham (750m)
 Whitefriars College- Park Rd, Donvale (2.8km)
 Donvale Christian College- Tindals Rd, Donvale (5.3km)

Shops

Mitcham Shopping Centre- Whitehorse Rd, Mitcham (1.4km)
 Eastland- Maroondah Hwy, Ringwood (4km)
 Blackburn Square- Springfield Rd, Blackburn (4.4km)
 Tunstall Square- Doncaster Rd, Donvale (3.1km)

Parks

Cobham Reserve- Woodale Gr, Mitcham (280m)
 Halliday Park- Mitcham Rd, Mitcham (850m)
 Aranga Reserve (off lead dog park)- Eastway Ave, Donvale (2.8km)

Transport

Mitcham Railway Station (1.7km)
 Bus 270 Box Hill to Mitcham via Blackburn
 Bus 907 City to Mitcham via Doncaster Rd

Settlement

10% deposit, 30/60 days (neg)



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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.

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