

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

3/18 Rotherwood Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,400,000 & \$1,475,000

Median sale price

Median price \$1,230,000 Property Type House Suburb Mitcham

Period - From 01/10/2023 to 31/12/2023 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 | 1a Clements Av DONVALE 3111 | \$1,600,000 | 18/10/2023 |
| 2 | 2/13 Deep Creek Rd MITCHAM 3132 | \$1,400,000 | 10/01/2024 |
| 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: 12/03/2024 11:47



3/18 Rotherwood Avenue, Mitcham

Additional information

Council Rates: \$TBCpa (Refer Section 32)
Water Rates: \$180pq plus usage approx.
Owners Corporation: \$650pq (Refer Section 32)
Neighbourhood Residential Zone- Schedule 4
Significant Landscape Overlay Schedule 9
Land size: 257sqm approx.
House size: 23.6sq (including garage)
Brand new- Builders Martex Built
Engineered floorboards
Smeg 900mm gas cooktop
Smeg 900mm electric oven
Smeg dishwasher
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

\$850pwk based on current market



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

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)