

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

5 Warnes Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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	4 Linden Rd RINGWOOD NORTH 3134	\$1,315,000	31/10/2023
2	15 Dudley St MITCHAM 3132	\$1,285,000	10/02/2024
3	21 Warnes Rd MITCHAM 3132	\$1,240,000	14/10/2023

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:

05/03/2024 14:15



woodards 

5 Warnes Road, Mitcham

Additional information

Council Rates: \$TBC

Water Rates: TBC

Neighbourhood Residential Zone- Schedule 3

Significant Overlay- Schedule 9

Vegetation Protection Overlay- Schedule 3

Land size: 1011sqm approx.

Security alarm

Gas ducted heating & Split system AC units

Updated kitchen- granite benchtops

900mm Smeg cooker, Miele dishwasher

Main bedroom with fully tiled ensuite

Two further bedrooms with BIRs

Formal living room with wood heater

Study/ 4th bedroom

Central bathroom with spa bath

Large balcony deck

Under house storage

Double garage

Rental Estimate

TBC per week based on current market conditions

Close proximity to

Schools

Antonio Park Primary- Whitehorse Rd, Mitcham (2.3km)

Mullauna Secondary- Springfield Rd, Mitcham (3.9km)

Aquinas College- Great Ryrie St, Ringwood (3.3km)

Yarra Valley Grammar- Kalinda Rd, Ringwood North (7.2km)

Shops

Ringwood Square- Maroondah Hwy, Ringwood (1.4km)

Eastland- Maroondah Hwy, Ringwood (2.3km)

Westfield Doncaster- Doncaster Rd, Doncaster (11.4km)

Parks

Antonio Park- Whitehorse Rd, Mitcham (900m)

Mullum Mullum Creek Reserve- access end of street

Jubilee Park- Greenwood Ave, Ringwood (3.4km)

Transport

Heatherdale Train Station (1.1km)

Bus 742 Ringwood to Chadstone via Vermont

Bus 901 Frankston to Melbourne Airport

Settlement

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

Chattels

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

Warren Dromart

0431 520 130



Julian Badenach

0414 609 665



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