



Total Land
1012sqm
(approx) 50.3m

20.1m

1/5 Valency Court, Mitcham

Additional Information

- Rangeview Primary School Zone
- Fully renovated
- 4 bedrooms
- 2 bathrooms
- Rear Alfresco Zone
- Electric fireplace
- Enormous family and dining zone
- Designer black island stone Bench
- Kitchen with soft-closing drawers
- Stainless steel appliances including Induction cooktop
- Master bedroom with ensuite and WIR
- Bedrooms with mirrored BIRs
- Stylish bathrooms
- Rear covered deck and garden
- Gas barbeque
- Ducted Heating
- Evaporative Cooling
- Storage Shed
- 2 open car spaces
- Near Eastland Shopping Centre

Potential rental return

\$500 – \$550 per week (approx.)

Auction

Saturday 24th March at 1pm

Contact

Christine Bafas 0427 835 610
Cameron Way 0418 352 380

Close proximity to

Schools

- Rangeview Primary School – Zoned – 350m
- Vermont Primary School – 1.5km
- Antonia Park Primary School – 2.1km
- Vermont Secondary College – 2.0km

Shops

- Brentford Square – 2.3km
- Ringwood Square Shopping centre – 3.3km
- Eastland Shopping Centre – 3.9km
- Forest Hill Chase – 3.9km

Parks

- Buckanbe Park – 1.0km
- Heatherdale Reserve – 1.1km
- Simpson Park – 900m
- Vermont Reserve – 1.7km

Transport

- Heatherdale Station – 2.1km
- Mitcham Station – 2.3km
- Bus Route 740 – Scott Street – Brighton to Blackburn
- Eastlink Highway – 1.7km

Terms

10% deposit, balance 60/90/120 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

Chattels

All fixed floor coverings, window furnishings and light fittings.

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	1/5 Valency Court, Mitcham Vic 3132
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Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,070,000	House	X	Unit		Suburb	Mitcham
Period - From	01/10/2017	to	31/12/2017	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	20 Albert St MITCHAM 3132	\$1,110,000	17/01/2018
2	1/22 Walker Av MITCHAM 3132	\$1,075,000	16/12/2017
3	1/34 Carween Av MITCHAM 3132	\$1,070,000	02/12/2017

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.



Rooms:
Property Type:
Agent Comments

Comparable Properties



20 Albert St MITCHAM 3132 (VG)

Agent Comments



Price: \$1,110,000
Method: Sale
Date: 17/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 413 sqm approx



1/22 Walker Av MITCHAM 3132 (REI)

Agent Comments



Price: \$1,075,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 4
Property Type: Unit
Land Size: 364 sqm approx



1/34 Carween Av MITCHAM 3132 (REI)

Agent Comments



Price: \$1,070,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 8
Property Type: House (Res)
Land Size: 500 sqm approx

Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.

What are the primary purposes?

They are: to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

What are the secondary purposes?

They are to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

How do I contact you about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email cway@woodards.com.au. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or enquires@oaic.gov.au.

Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.