Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	1/13 Linlithgow Street, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between \$775,000	&	\$850,000
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Median sale price

Median price	\$817,500	Pro	perty Type	Unit		Suburb	Mitcham
Period - From	01/10/2020	to	31/12/2020		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.

Ad	dress of comparable property	Price	Date of sale
1	2/21 Orient Av MITCHAM 3132	\$860,000	11/11/2020
2	1/7 Orient Av MITCHAM 3132	\$815,000	09/11/2020
3	1/12 Quarry Rd MITCHAM 3132	\$762,500	18/01/2021

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:	16/02/2021 14:01



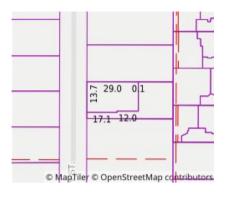


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\$775,000 - \$850,000 **Median Unit Price**

Indicative Selling Price

December quarter 2020: \$817,500



Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Comparable Properties



2/21 Orient Av MITCHAM 3132 (VG)





Price: \$860,000 Method: Sale Date: 11/11/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/7 Orient Av MITCHAM 3132 (REI/VG)





Price: \$815,000 Method: Private Sale Date: 09/11/2020 Property Type: Unit

Land Size: 332 sqm approx

Agent Comments



1/12 Quarry Rd MITCHAM 3132 (REI)



Price: \$762,500 Method: Private Sale Date: 18/01/2021 Property Type: Unit

Agent Comments

Account - Philip Webb



