

## 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

3/38 LINLITHGOW STREET MITCHAM VIC 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

### 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 6 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

2/19 SCOTT STREET MITCHAM VIC 3132	\$650,000	11-Jun-22
3A BROWNS ROAD NUNAWADING VIC 3131	\$701,800	15-Jun-22
3/5 TARRANGOWER AVENUE MITCHAM VIC 3132	\$677,500	26-Apr-22

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 6 months.~~

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**2/19 SCOTT STREET MITCHAM VIC 3132**

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**11-Jun-22**

3 1 2

Distance

-



**3A BROWNS ROAD NUNAWADING VIC 3131**

Sold Price

<sup>RS</sup> **\$701,800** <sup>UN</sup>

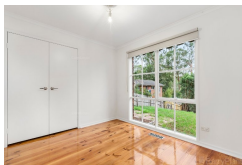
Sold Date

**15-Jun-22**

2 1 2

Distance

**1.77km**



**3/5 TARRANGOWER AVENUE MITCHAM VIC 3132**

Sold Price

**\$677,500**

Sold Date

**26-Apr-22**

2 1 1

Distance

**1.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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