

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

	Section 47A							AF of the Estate Agents Act 1980			
Property offer	ed for s	sale									
Address Including suburb and postcode		33 Linlithgow Street, Mitcham Vic 3132									
Indicative sell	ing pric	се									
For the meaning	of this p	orice see c	onsume	er.vic.gov.a	au/unc	lerquoting					
Range between \$1,100,00		0,000	8		\$1,210,000						
Median sale p	rice										
Median price	\$1,050,	000 H	House	Х	Unit			Suburb	Mitc	cham	
Period - From	01/07/2	2017 to	o 30/0	09/2017		Source	REIV				
Comparable p	roperty	/ sales (*I	Delete	A or B b	elow	as applica	ıble)				
months		estate age						perty for sale be most cor			
Address of comparable property								Price		Date of sale	
1											
2											
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.

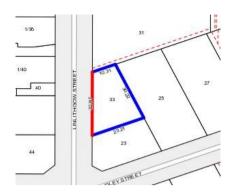
**Account** - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





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**1** 4 **1** 2 **1** 2 **1** 2 **1** 2 **1** 2 **1** 2 **1** 2 **1** 2

Rooms:

**Property Type:** House (Res) **Land Size:** 507 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,210,000 Median House Price September quarter 2017: \$1,050,000

## Comparable Properties



29 Highland Av MITCHAM 3132 (REI)

**—** 4





**Price:** \$1,185,000 **Method:** Auction Sale **Date:** 26/08/2017

Rooms: 8

Property Type: House (Res)

Agent Comments



26 Sharrow Rd MITCHAM 3132 (REI)





**Agent Comments** 

Price: \$1,111,000 Method: Auction Sale Date: 04/11/2017

Rooms: 5

Property Type: House (Res)

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.

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