

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

1/42 LINLITHGOW STREET MITCHAM VIC 3132

Indicative selling price

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

Single Price

or range
between

\$1,250,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,187,000

Property type

House

Suburb

Mitcham

Period-from

01 Mar 2022

to

28 Feb 2023

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

3/12 MILNE STREET MITCHAM VIC 3132	\$1,253,000	12-Nov-22
14A WARNES ROAD MITCHAM VIC 3132	\$1,318,000	15-Dec-22
2/18 ENDEAVOUR STREET MITCHAM VIC 3132	\$1,350,000	26-Nov-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.

This Statement of Information was prepared on: 28 March 2023



3/12 MILNE STREET MITCHAM VIC 3132

Sold Price

\$1,253,000

Sold Date

12-Nov-22

 4  2  2

Distance

1.77km



14A WARNES ROAD MITCHAM VIC 3132

Sold Price

^{RS} **\$1,318,000** ^{UN}

Sold Date

15-Dec-22

 4  3  -

Distance

1.27km



2/18 ENDEAVOUR STREET MITCHAM VIC 3132

Sold Price

\$1,350,000

Sold Date

26-Nov-22

 4  3  2

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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