

# 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

2/42 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)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$911,500 Property Type House Suburb Mitcham

Period - From 03/12/2018 to 02/12/2019 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	19a Premier Av MITCHAM 3132	\$1,305,000	29/06/2019
2	2a Howard St MITCHAM 3132	\$1,221,000	22/06/2019
3	1/71 Churinga Av MITCHAM 3132	\$1,140,000	28/09/2019

**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: 03/12/2019 11:20



4   3   2

**Property Type:** Townhouse  
**Land Size:** 340 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
03/12/2018 - 02/12/2019: \$911,500

## Comparable Properties

19a Premier Av MITCHAM 3132 (REI)

**Agent Comments**

4   3   2

**Price:** \$1,305,000  
**Method:** Auction Sale  
**Date:** 29/06/2019  
**Property Type:** Townhouse (Res)  
**Land Size:** 572 sqm approx

2a Howard St MITCHAM 3132 (REI/VG)

**Agent Comments**

4   3   2

**Price:** \$1,221,000  
**Method:** Auction Sale  
**Date:** 22/06/2019  
**Property Type:** Townhouse (Res)  
**Land Size:** 469 sqm approx

1/71 Churinga Av MITCHAM 3132 (REI)

**Agent Comments**

4   3   2

**Price:** \$1,140,000  
**Method:** Auction Sale  
**Date:** 28/09/2019  
**Property Type:** Townhouse (Res)