

## 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<br>Including suburb and<br>postcode | 3/23 Lomond Street, Glen Iris Vic 3146 |
|---|--|

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|               |           |   |           |
|---------------|-----------|---|-----------|
| Range between | \$900,000 | & | \$950,000 |
|---------------|-----------|---|-----------|

#### Median sale price

|               |            |       |            |        |      |        |           |
|---------------|------------|-------|------------|--------|------|--------|-----------|
| Median price  | \$812,000  | House |            | Unit   | X    | Suburb | Glen Iris |
| Period - From | 01/07/2017 | to    | 30/09/2017 | 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 | 1/3 Mills St GLEN IRIS 3146      | \$985,000 | 22/09/2017   |
| 2 | 4/11 Allambee Av CAMBERWELL 3124 | \$955,500 | 14/10/2017   |
| 3 | 2/8 Lithgow St GLEN IRIS 3146    | \$910,000 | 29/04/2017   |

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.



 2  1  2

**Rooms:**

**Property Type:** Apartment

**Land Size:** 230 sqm approx

Agent Comments

## Comparable Properties



1/3 Mills St GLEN IRIS 3146 (REI)

Agent Comments

 2  1  1

**Price:** \$985,000

**Method:** Sold Before Auction

**Date:** 22/09/2017

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 225 sqm approx



4/11 Allambee Av CAMBERWELL 3124 (REI)

Agent Comments

 2  1  2

**Price:** \$955,500

**Method:** Auction Sale

**Date:** 14/10/2017

**Rooms:** -

**Property Type:** Unit



2/8 Lithgow St GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  1

**Price:** \$910,000

**Method:** Auction Sale

**Date:** 29/04/2017

**Rooms:** 4

**Property Type:** Unit