

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

2/10 LITHGOW STREET GLEN IRIS VIC 3146

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

\$670,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Aug 2023

to

31 Jul 2024

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

6/1021 TOORAK ROAD CAMBERWELL VIC 3124	\$711,000	19-Feb-24
1/7 EDWARDS STREET BURWOOD VIC 3125	\$731,000	15-May-24
TOORAK ROAD CAMBERWELL VIC 3124	\$711,000	19-Feb-24

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: 08 August 2024

Shape Property Pty Ltd
P (03) 9885 6688
M 0419112635
E concierge@shapepropertygroup.com.au



**6/1021 TOORAK ROAD
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$711,000** Sold Date **19-Feb-24**

Distance **1.3km**



**1/7 EDWARDS STREET BURWOOD
VIC 3125**

1 1 1

Sold Price **\$731,000** Sold Date **15-May-24**

Distance **1.7km**



**TOORAK ROAD CAMBERWELL VIC
3124**

2 1 1

Sold Price **\$711,000** Sold Date **19-Feb-24**

Distance **1.3km**

RS = Recent sale UN = Undisclosed Sale

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