

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

2/15 Lithgow Street, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$825,000

Property Type Unit

Suburb Glen Iris

Period - From 01/10/2020

to 31/12/2020

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	1/15 Lithgow St GLEN IRIS 3146	\$1,210,000	20/03/2021
2	2/21 Kalang Rd CAMBERWELL 3124	\$1,180,000	30/10/2020
3	3/76 Summerhill Rd GLEN IRIS 3146	\$1,170,000	05/03/2021

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:

22/03/2021 11:41

2/15 Lithgow Street, Glen Iris Vic 3146

Steve Burke
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Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
December quarter 2020: \$825,000



3 2 2

Rooms: 5
Property Type: Unit
Land Size: 281 sqm approx
Agent Comments

Comparable Properties



1/15 Lithgow St GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,210,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House



2/21 Kalang Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 2

Price: \$1,180,000
Method: Private Sale
Date: 30/10/2020
Property Type: Unit
Land Size: 244 sqm approx



3/76 Summerhill Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$1,170,000
Method: Private Sale
Date: 05/03/2021
Property Type: Townhouse (Single)

Account - Belle Property Glen Iris | P: 03 98181888