Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/15 Lithgow Street, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	n \$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$825,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Add	dress 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:

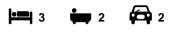
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2/15 Lithgow Street, Glen Iris Vic 3146







Rooms: 5 Property Type: Unit Land Size: 281 sqm approx Agent Comments Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

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

Comparable Properties



1/15 Lithgow St GLEN IRIS 3146 (REI)



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



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



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

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

Account - Belle Property Glen Iris | P: 03 98181888





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.