

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

13 Lithgow Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median price \$1,820,000

House

X

Unit

Suburb Glen Iris

Period - From 01/07/2018

to

30/06/2019

Source REIV

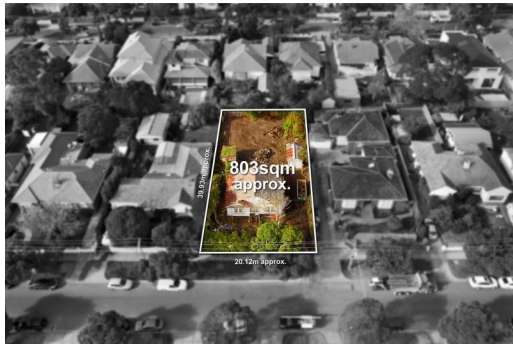
Comparable property sales (*Delete A or B below as applicable)

- 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	11 Lithgow St GLEN IRIS 3146	\$1,605,189	27/03/2019
2	38 Pascoe St GLEN IRIS 3146	\$1,495,000	15/06/2019
3	6 Clitheroe Ct GLEN IRIS 3146	\$1,450,000	23/02/2019

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



11 Lithgow St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,605,189

Method: Sold Before Auction

Date: 27/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 803 sqm approx



38 Pascoe St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,495,000

Method: Auction Sale

Date: 15/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 622 sqm approx



6 Clitheroe Ct GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,450,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 647 sqm approx