

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

12 Lithgow Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$2,450,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2023

to

31/03/2024

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	791 Riversdale Rd CAMBERWELL 3124	\$1,315,000	05/04/2024
2	789 Riversdale Rd CAMBERWELL 3124	\$1,315,000	22/03/2024
3	9 Hyslop St GLEN IRIS 3146	\$1,265,000	02/03/2024

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:

01/07/2024 11:38

12 Lithgow Street, Glen Iris Vic 3146



Andrew James
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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending March 2024: \$2,450,000



2 1 2

Property Type:

Divorce/Estate/Family Transfers

Land Size: 406 sqm approx

Agent Comments

Comparable Properties



791 Riversdale Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 3

Price: \$1,315,000

Method: Private Sale

Date: 05/04/2024

Property Type: House

Land Size: 277 sqm approx



789 Riversdale Rd CAMBERWELL 3124 (REI)

Agent Comments

3 1 2

Price: \$1,315,000

Method: Private Sale

Date: 22/03/2024

Property Type: House



9 Hyslop St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 3

Price: \$1,265,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 359 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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