

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

1/23 Lomond Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$740,000 Property Type Unit Suburb Glen Iris

Period - From 01/07/2023 to 30/09/2023 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	1/4 Straughan St GLEN IRIS 3146	\$1,202,000	18/11/2023
2	1/33 Howard St GLEN IRIS 3146	\$1,050,000	08/09/2023
3	2/11 Iris Rd GLEN IRIS 3146	\$970,000	24/06/2023

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:

28/11/2023 15:41

1/23 Lomond Street, Glen Iris Vic 3146

shelter.
Real Estate

Zali Reynolds
03 9889 3990
0422 576 049

zali@shelterrealestate.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

September quarter 2023: \$740,000



2 1 2

Property Type: Unit

Land Size: 248 sqm approx

Agent Comments

Comparable Properties



1/4 Straughan St GLEN IRIS 3146 (REI)

Agent Comments

2 2 1

Price: \$1,202,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House



1/33 Howard St GLEN IRIS 3146 (REI)

Agent Comments

2 1 2

Price: \$1,050,000

Method: Sold Before Auction

Date: 08/09/2023

Property Type: Villa

2/11 Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 2

Price: \$970,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Villa

Account - Shelter Real Estate | P: 03 9889 3990



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