

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

30 Lithgow Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$2,437,500

Property Type House

Suburb Glen Iris

Period - From 01/04/2023

to 30/06/2023

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 | 2/3 Maverston St GLEN IRIS 3146 | \$1,602,000 | 27/05/2023 |
| 2 | 1/139 Glen Iris Rd GLEN IRIS 3146 | \$1,600,000 | 27/05/2023 |
| 3 | | | |

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:

25/07/2023 15:18



Rooms: 6
Property Type: House (Res)
Land Size: 217 sqm approx

Agent Comments

Welcome to this exquisite dual-level boutique residence that epitomises the allure of c1940's Art Deco chic. A stunning architectural conversion has created a unique home, enhanced by lofty ceilings, timber floors and striking block windows.

Indicative Selling Price
\$1,600,000 - \$1,760,000

Median House Price
June quarter 2023: \$2,437,500

Comparable Properties



2/3 Maverston St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,602,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Unit
Land Size: 447 sqm approx



1/139 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 338 sqm approx

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.