## 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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,600,000		&		\$1,760,000			
Median sale p	rice							
Median price	\$2,437,500	Pro	roperty Type Hous		se		Suburb	Glen Iris
Period - From	01/04/2023	to	30/06/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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





zali@shelterrealestate.com.au

June guarter 2023: \$2,437,500

**Indicative Selling Price** 

\$1,600,000 - \$1,760,000

**Median House Price** 

Zali Revnolds 03 9889 3990 0422 576 049

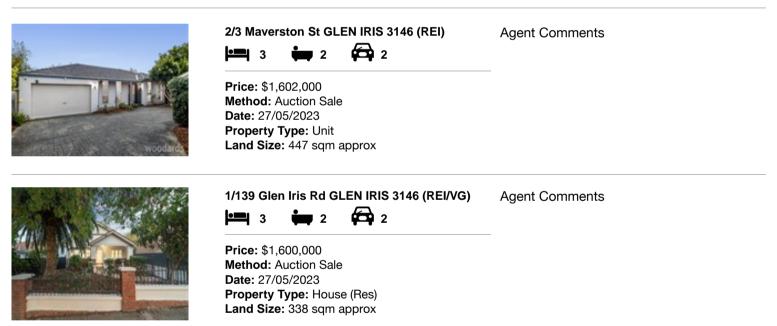




Rooms: 6 Property Type: House (Res) Land Size: 217 sqm approx

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.

# Comparable Properties



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.

Account - Shelter Real Estate | P: 03 9889 3990

property



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