### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 21A Lithgow Street, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale pr	rice							
Median price	\$2,450,000	Pro	operty Type	Ηοι	ise		Suburb	Glen Iris
Period - From	01/04/2023	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	1/19 Gavan St CAMBERWELL 3124	\$1,570,000	23/04/2024
2			
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:

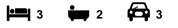
08/05/2024 15:22



# shelter.

Manae McInnes 03 9889 3990 0490 399 626 manae@shelterrealestate.com.au





Property Type: House Land Size: 401 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price Year ending March 2024: \$2,450,000

Relishing an elevated position surrounded by picturesque gardens, this endearing home behind an unassuming facade flaunts the splendour of its heritage amid luxurious, modern amenity.

## **Comparable Properties**



1/19 Gavan St CAMBERWELL 3124 (REI)



Price: \$1,570,000 Method: Auction Sale Date: 23/04/2024 Property Type: House (Res) Agent Comments

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



propertydata

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