

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

3/23 Lomond Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$812,000

House

Unit

X

Suburb Glen Iris

Period - From 01/07/2017

to

30/09/2017

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	1/3 Mills St GLEN IRIS 3146	\$985,000	22/09/2017
2	4/11 Allambee Av CAMBERWELL 3124	\$955,500	14/10/2017
3	2/8 Lithgow St GLEN IRIS 3146	\$910,000	29/04/2017

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.

3/23 Lomond Street, Glen Iris Vic 3146

Noel Jones

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Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

September quarter 2017: \$812,000



2 1 2

Rooms:

Property Type: Apartment

Land Size: 230 sqm approx

Agent Comments

Comparable Properties



1/3 Mills St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$985,000

Method: Sold Before Auction

Date: 22/09/2017

Rooms: 4

Property Type: Unit

Land Size: 225 sqm approx



4/11 Allambee Av CAMBERWELL 3124 (REI)

Agent Comments

2 1 2

Price: \$955,500

Method: Auction Sale

Date: 14/10/2017

Rooms: -

Property Type: Unit



2/8 Lithgow St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$910,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 4

Property Type: Unit