

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

5/42 EDGAR STREET GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$299,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 6 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

5/56 EDGAR STREET NORTH GLEN IRIS VIC 3146	\$300,000	05-Jan-22
1/25 THE AVENUE MALVERN EAST VIC 3145	\$288,000	10-Apr-22
7/14 OSBORNE AVENUE GLEN IRIS VIC 3146	\$324,500	08-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 22 June 2022



5/56 EDGAR STREET NORTH GLEN IRIS VIC 3146 Sold Price **\$300,000** Sold Date **05-Jan-22**

 1
  1
  1

Distance -



1/25 THE AVENUE MALVERN EAST VIC 3145 Sold Price **\$288,000** Sold Date **10-Apr-22**

 1
  1
  1

Distance -



7/14 OSBORNE AVENUE GLEN IRIS VIC 3146 Sold Price **\$324,500** Sold Date **08-Mar-22**

 1
  1
  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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