

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

3/6 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$275,000 & \$299,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Glen Iris

Period - From 01/01/2023 to 31/12/2023 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 | 13/2a Bates St MALVERN EAST 3145 | \$314,000 | 22/10/2023 |
| 2 | 11/9 Ascot St MALVERN 3144 | \$308,000 | 02/11/2023 |
| 3 | 10/1555 High St GLEN IRIS 3146 | \$295,000 | 19/10/2023 |

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:

18/01/2024 09:34



Property Type: Apartment

Agent Comments

Comparable Properties



13/2a Bates St MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$314,000

Method: Private Sale

Date: 22/10/2023

Property Type: Apartment



11/9 Ascot St MALVERN 3144 (REI/VG) Agent Comments



Price: \$308,000

Method: Private Sale

Date: 02/11/2023

Property Type: Apartment



10/1555 High St GLEN IRIS 3146 (REI/VG) Agent Comments



Price: \$295,000

Method: Private Sale

Date: 19/10/2023

Property Type: House