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 8/44 Edgar Street, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$440,000		&		\$480,000			
Median sale pi	rice							
Median price	\$615,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/07/2019	to	30/09/2019		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 six months 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	3/42 Winter St MALVERN 3144	\$493,000	19/10/2019
2	G05/416 Auburn Rd HAWTHORN 3122	\$470,000	08/11/2019
3	1/60 Edgar St.N GLEN IRIS 3146	\$450,000	31/10/2019

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:

18/11/2019 09:27



hockingstuart





Property Type: Flat Land Size: 1006.336 sqm approx Agent Comments

Indicative Selling Price \$440,000 - \$480,000 **Median Unit Price** September quarter 2019: \$615,000

Comparable Properties



3/42 Winter St MALVERN 3144 (REI)



Price: \$493.000 Method: Auction Sale Date: 19/10/2019 Property Type: Apartment

Agent Comments

Agent Comments

G05/416 Auburn Rd HAWTHORN 3122 (REI)



Price: \$470,000 Method: Private Sale Date: 08/11/2019 Property Type: Apartment

1/60 Edgar St.N GLEN IRIS 3146 (REI)

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Agent Comments

Price: \$450,000 Method: Private Sale Date: 31/10/2019 Property Type: Apartment

Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.