

# 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

8/44 Edgar Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$480,000

### Median sale price

Median price \$615,000 Property Type Unit Suburb Glen Iris

Period - From 01/07/2019 to 30/09/2019 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	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



1   
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**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)**

**Agent Comments**

1   
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**Price:** \$493,000  
**Method:** Auction Sale  
**Date:** 19/10/2019  
**Property Type:** Apartment



**G05/416 Auburn Rd HAWTHORN 3122 (REI)**

**Agent Comments**

1   
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**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 08/11/2019  
**Property Type:** Apartment



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

**Agent Comments**

2   
 1   
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**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 31/10/2019  
**Property Type:** Apartment