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Rooms: 3

Property Type: Apartment

Land Size: 65spm approx. sqm

Agent Comments

Bright two bedroom apartment in the heart of Glen Iris with balcony and car park. One of only 12 apartments. Convenient location close to shops, tram and train.

Comparable Properties



3/1395 High St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$490,000

Method: Private Sale

Date: 08/03/2017

Rooms: 4

Property Type: Apartment



6/14 Nash St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$485,000

Method: Sold Before Auction

Date: 15/02/2017

Rooms: 3

Property Type: Apartment



6/42 Scott Gr GLEN IRIS 3146 (REI)

Agent Comments

2 1 -

Price: \$475,000

Method: Private Sale

Date: 11/02/2017

Rooms: 4

Property Type: Apartment

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

11/46 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$460,000

&

\$490,000

Median sale price

Median price \$511,250

Unit X

Suburb Glen Iris

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
3/1395 High St GLEN IRIS 3146	\$490,000	08/03/2017
6/14 Nash St GLEN IRIS 3146	\$485,000	15/02/2017
6/42 Scott Gr GLEN IRIS 3146	\$475,000	11/02/2017