

Steve Burke

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Indicative Selling Price

\$550,000 - \$580,000

Median Unit Price

Year ending March 2017: \$545,000



2
 1
 1 Carport

Rooms: 3**Property Type:** Apartment**Land Size:** Strata sqm**Agent Comments**

Impressively renovated ground floor apartment with North Facing living room, 2 large bedrooms and carport on Title. Boutique complex (1 of only 8).

Comparable Properties

**7/130-132 Milton Pde GLEN IRIS 3146 (REI)****Agent Comments**

2
 1
 1

Price: \$577,000**Method:** Auction Sale**Date:** 25/03/2017**Rooms:** 5**Property Type:** Apartment**4/8 Osborne Av GLEN IRIS 3146 (REI)****Agent Comments**

2
 1
 1

Price: \$570,000**Method:** Auction Sale**Date:** 27/05/2017**Rooms:** 4**Property Type:** Apartment**10/50-52 Tennyson St MALVERN EAST 3145 (REI)****Agent Comments**

2
 1
 1

Price: \$562,000**Method:** Auction Sale**Date:** 25/03/2017**Rooms:** 5**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

2/26 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$550,000

&

\$580,000

Median sale price

Median price

\$545,000

Unit

X

Suburb

Glen Iris

Period - From

01/04/2016

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
7/130-132 Milton Pde GLEN IRIS 3146	\$577,000	25/03/2017
4/8 Osborne Av GLEN IRIS 3146	\$570,000	27/05/2017
10/50-52 Tennyson St MALVERN EAST 3145	\$562,000	25/03/2017