### 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

1/6 Edgar Street, Glen Iris Vic 3146

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |            |     |             |      |           |      |        |           |  |
|--|------------|-----|-------------|------|-----------|------|--------|-----------|--|
| Range betweer  | \$295,000  |     | &           |      | \$320,000 |      |        |           |  |
| Median sale pi   | rice       |     |             |      |           |      |        |           |  |
| Median price   | \$747,500  | Pro | operty Type | Unit |           |      | Suburb | Glen Iris |  |
| Period - From  | 01/10/2022 | to  | 30/09/2023  |      | 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.

| Add | dress of comparable property      | Price     | Date of sale |
|-----|-----------------------------------|-----------|--------------|
| 1   | 5/6 Edgar St GLEN IRIS 3146       | \$317,000 | 28/07/2023   |
| 2   | 29/1501 Malvern Rd GLEN IRIS 3146 | \$309,000 | 17/08/2023   |
| 3   | 3/43 Carroll Cr GLEN IRIS 3146    | \$290,000 | 14/08/2023   |

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:

09/11/2023 15:48



# Thomson:





Property Type: Apartment Agent Comments Indicative Selling Price \$295,000 - \$320,000 Median Unit Price Year ending September 2023: \$747,500

## **Comparable Properties**



5/6 Edgar St GLEN IRIS 3146 (REI/VG)



Price: \$317,000 Method: Private Sale Date: 28/07/2023 Property Type: Apartment Agent Comments



29/1501 Malvern Rd GLEN IRIS 3146 (REI/VG) Agent Comments



Price: \$309,000 Method: Private Sale Date: 17/08/2023 Property Type: Apartment

3/43 Carroll Cr GLEN IRIS 3146 (VG)

<u>бо</u>р \_

Agent Comments



#### Account - Thomson | P: 03 95098244 | F: 95009693



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