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



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