

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

5/65 Edgar Street North, Glen Iris Vic 3146

Indicative selling price

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

Range between \$480,000 & \$510,000

Median sale price

Median price \$735,000 Property Type Unit Suburb Glen Iris

Period - From 01/07/2020 to 30/06/2021 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	5/14 Edgar St GLEN IRIS 3146	\$485,000	17/06/2021
2	3/45 Carroll Cr GLEN IRIS 3146	\$500,000	14/05/2021
3	9/40 Osborne Av GLEN IRIS 3146	\$500,000	26/04/2021

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:

17/07/2021 14:18

5/65 Edgar Street North, Glen Iris Vic 3146

Andrew James

03 9509 0411

0411 420 788

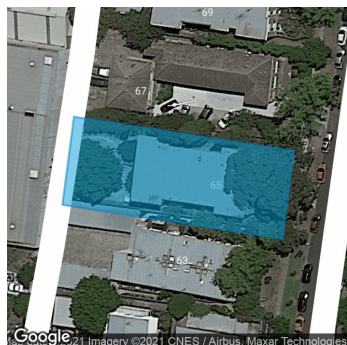
andrew.james@belleproperty.com

Indicative Selling Price

\$480,000 - \$510,000

Median Unit Price

Year ending June 2021: \$735,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



5/14 Edgar St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$485,000

Method: Private Sale

Date: 17/06/2021

Property Type: Apartment



3/45 Carroll Cr GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$500,000

Method: Sale

Date: 14/05/2021

Property Type: Strata Unit/Flat



9/40 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000

Method: Sold Before Auction

Date: 26/04/2021

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525