

58 Edgar Street North, Glen Iris Vic 3146

Chisholm & Gamon

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Indicative Selling Price

\$519,000

Median Unit Price

March quarter 2017: \$511,250



2 2 1

Rooms:

Property Type: Townhouse (Res)

Land Size:

Agent Comments

Comparable Properties



4/12 Edgar St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 3

Property Type: Apartment

Land Size:



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

Land Size:



304/770b Toorak Rd GLEN IRIS 3146 (REI/VG) Agent Comments

2 1 1

Price: \$512,500

Method: Private Sale

Date: 10/02/2017

Rooms: 3

Property Type: Apartment

Land Size:

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

58 Edgar Street North, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$519,000

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
4/12 Edgar St GLEN IRIS 3146	\$510,000	25/03/2017
3/1395 High St GLEN IRIS 3146	\$490,000	08/03/2017
304/770b Toorak Rd GLEN IRIS 3146	\$512,500	10/02/2017