

## 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

14/70 EDGAR STREET NORTH GLEN IRIS VIC 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$235,000

&

\$245,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### 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 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

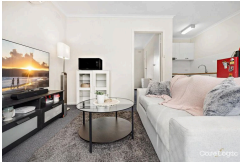
Date of sale

14/56 EDGAR STREET NORTH GLEN IRIS VIC 3146	\$275,000	28-Aug-24
7/70 EDGAR STREET NORTH GLEN IRIS VIC 3146	\$250,000	23-Sep-24
8/70 EDGAR STREET NORTH GLEN IRIS VIC 3146	\$243,000	10-Oct-24

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 6 months.

This Statement of Information was prepared on: 18 December 2024



**14/56 EDGAR STREET NORTH  
GLEN IRIS VIC 3146**

1 1 1

Sold Price

**\$275,000**

Sold Date **28-Aug-24**

Distance

**0.14km**



**7/70 EDGAR STREET NORTH GLEN  
IRIS VIC 3146**

1 1 1

Sold Price

**\$250,000**

Sold Date **23-Sep-24**

Distance

**0km**



**8/70 EDGAR STREET NORTH GLEN  
IRIS VIC 3146**

1 1 1

Sold Price

<sup>RS</sup> **\$243,000**

Sold Date **10-Oct-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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