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	8/24 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $580,000 & $620,000

Median sale price

Median price	$725,000	Property Type	Unit	Suburb	Glen Iris
Period - From	01/07/2020	to 30/09/2020		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	3/34 Edgar St GLEN IRIS 3146	$617,000	10/12/2020
2	6/1417 High St GLEN IRIS 3146	$610,000	07/12/2020
3	1/1583 Malvern Rd GLEN IRIS 3146	$600,000	01/08/2020

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.~~

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CONSUMER AFFAIRS VICTORIA

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Indicative Selling Price
$580,000 - $620,000
Median Unit Price
September quarter 2020: $725,000

Rooms: 3
Property Type: Apartment
Land Size: 80 m2 including
balcony sqm approx

Agent Comments

Comparable Properties

3/34 Edgar St GLEN IRIS 3146 (REI)

2   1   1

Price: $617,000
Method: Sold Before Auction
Date: 10/12/2020
Property Type: Apartment

Agent Comments

6/1417 High St GLEN IRIS 3146 (REI)

2   1   1

Price: $610,000
Method: Private Sale
Date: 07/12/2020
Property Type: Apartment

Agent Comments

1/1583 Malvern Rd GLEN IRIS 3146 (REI/VG)

2   1   2

Price: $600,000
Method: Private Sale
Date: 01/08/2020
Property Type: Apartment

Agent Comments

REIV   propertydata.com.au