

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

6/56 Edgar Street North Glen Iris VIC 3146

Indicative selling price

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

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jun 2020

to

31 May 2021

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

13/43 Carroll Crescent Glen Iris VIC 3146	\$290,000	02-Mar-21
3/70 Edgar Street North Glen Iris VIC 3146	\$310,000	31-Oct-20
4/42 Edgar Street Glen Iris VIC 3146	\$410,000	10-Apr-21

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: 21 June 2021



13/43 Carroll Crescent Glen Iris VIC 3146

Sold Price

\$290,000

Sold Date

02-Mar-21

1

1

1

Distance

0.1km



3/70 Edgar Street North Glen Iris VIC 3146

Sold Price

\$310,000

Sold Date

31-Oct-20

1

1

1

Distance

0.14km



4/42 Edgar Street Glen Iris VIC 3146

Sold Price

^{RS} **\$410,000**

Sold Date

10-Apr-21

1

1

1

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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