

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

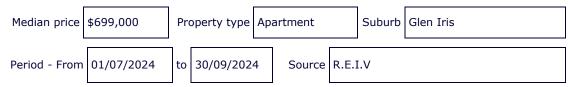
Property offered for sale

Address Including suburb and 10/38 Edgar Street, Glen Iris 3146 postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$	or range between	\$290,000	&	\$315,000		

Median sale price



Comparable property sales

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
11/77 Wattletree Road, Armadale 3143	\$315,000	31/08/2024
11/6 Edgar Street, Glen Iris 3146	\$295,000	15/08/2024
2/13 Dixon Street, Malvern 3144	\$313,150	10/12/2024

This Statement of Information was prepared on: 14/01/2025