



2 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



6/42 Scott Gr GLEN IRIS 3146 (REI)

Agent Comments

2 1 -

Price: \$475,000

Method: Private Sale

Date: 11/02/2017

Rooms: 4

Property Type: Apartment



6/14 Nash St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$485,000

Method: Sold Before Auction

Date: 15/02/2017

Rooms: 3

Property Type: Apartment



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

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

8/23 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$460,000

&

\$500,000

Median sale price

Median price \$600,000

Unit X

Suburb Glen Iris

Period - From 01/07/2016

to

30/06/2017

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
6/42 Scott Gr GLEN IRIS 3146	\$475,000	11/02/2017
6/14 Nash St GLEN IRIS 3146	\$485,000	15/02/2017
3/1395 High St GLEN IRIS 3146	\$490,000	08/03/2017