

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 1/75 Edgar Street North, Glen Iris, VIC 3146

Indicative selling price

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

Price Range

\$445,000

&

\$475,000

Median sale price

Median price

\$717,500

Property Type

Apartment

Suburb

Glen Iris (3146)

Period - From

24/08/2021

to

23/08/2022

Source

REA

Comparable property sales

A These are two 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
7/69 EDGAR STREET, GLEN IRIS VIC 3146	\$510,000	19/02/2022
7/60 EDGAR STREET, GLEN IRIS VIC 3146	\$494,999	28/04/2022

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.

This Statement of Information was prepared on: 18/01/2023