#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

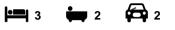
#### Section 47AF of the Estate Agents Act 1980

Prope	erty offere	d for s	ale										
Address Including suburb and postcode			G12/15	59-1	567 High Str	eet, G	len Iris V	ic 314	16				
Indica	ntive sellir	ng pric	e										
For the	e meaning o	of this p	rice see	cons	sumer.vic.go	ov.au/เ	underquo	ting					
Range between \$1,120			0,000		&	&		\$1,232,000					
Media	ın sale pri	ice											
Med	\$2,232,5	500	Property Type House				]	Subu	ırb	Glen Iris			
Period - From 01/10/2			024	to 31/12/2024			So	Source REIV					
Comp	arable pr	operty	sales	(*De	lete A or B	belo	w as ap	plica	ble)				
<b>A*</b>	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										Pri	ice	Date of sale	Э
1													
2													
3													
OR													
B*					epresentativ wo kilometre							e comparable onths.	)
This Statement of Information was prepared on:									28/03/2025 11:31				



## RT Edgar





**Property Type:** Apartment Agent Comments

Indicative Selling Price \$1,120,000 - \$1,232,000 Median House Price December quarter 2024: \$2,232,500

### Comparable Properties

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



