

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

6/24 EDGAR STREET 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

\$600,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$744,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jul 2022

to

30 Jun 2023

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

8/29 OSBORNE AVENUE GLEN IRIS VIC 3146	\$622,000	19-May-23
8/1452 MALVERN ROAD GLEN IRIS VIC 3146	\$639,999	23-Jan-23
1/8 MAITLAND STREET GLEN IRIS VIC 3146	\$657,000	25-Mar-23

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: 04 July 2023



8/29 OSBORNE AVENUE GLEN IRIS Sold Price **\$622,000** Sold Date **19-May-23**
VIC 3146

 2  1  1

Distance **0.08km**



8/1452 MALVERN ROAD GLEN IRIS Sold Price **\$639,999** Sold Date **23-Jan-23**
VIC 3146

 2  1  1

Distance **0.24km**



1/8 MAITLAND STREET GLEN IRIS Sold Price **\$657,000** Sold Date **25-Mar-23**
VIC 3146

 2  1  1

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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