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

1/4 Straughan Street, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$870,000		&		\$950,000			
Median sale p	rice							
Median price	\$747,500	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/10/2022	to	30/09/2023	;	So	urce	REIV	

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 sixmonths 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
1		
2		
3		

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 six months.

This Statement of Information was prepared on:

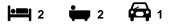
23/10/2023 12:42



RT Edgar

Dale Edgcumbe 8888 2000 0412 362 475





Property Type: Unit

dedgcumbe@rtedgar.com.au Indicative Selling Price \$870,000 - \$950,000 Median Unit Price Year ending September 2023: \$747,500

Agent Comments Year ending September 202: Single-level space and easy-care living at the doorstep to Hartwell Village.

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





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