

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

10/77 EDGAR STREET NORTH 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

\$305,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jan 2022

to

31 Dec 2022

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

4/77 EDGAR STREET NORTH GLEN IRIS VIC 3146	\$244,000	01-Aug-22
9/42 EDGAR STREET GLEN IRIS VIC 3146	\$387,500	12-Nov-22
3/866 TOORAK ROAD HAWTHORN EAST VIC 3123	\$445,000	07-Aug-22

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: 25 January 2023



4/77 EDGAR STREET NORTH GLEN IRIS VIC 3146 Sold Price **\$244,000** Sold Date **01-Aug-22**

 1  1  1

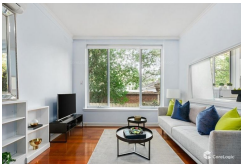
Distance **0km**



9/42 EDGAR STREET GLEN IRIS VIC 3146 Sold Price **\$387,500** Sold Date **12-Nov-22**

 1  1  1

Distance **0.57km**



3/866 TOORAK ROAD HAWTHORN EAST VIC 3123 Sold Price **\$445,000** Sold Date **07-Aug-22**

 1  1  1

Distance **0.65km**

RS = Recent sale UN = Undisclosed Sale

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