

## 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

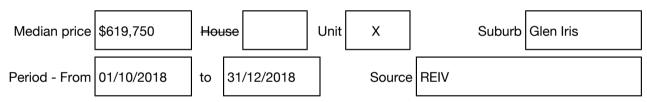
ress 8/64 Edgar Street North, Glen Iris Vic 3146 and ode

#### Indicative selling price

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

Range between	\$450,000	&	\$465,000	

#### Median sale price



#### 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 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
1	4/251 Burke Rd GLEN IRIS 3146	\$484,000	14/08/2018
2	8/1435 High St GLEN IRIS 3146	\$481,500	05/09/2018
3	10/73 Edgar St.N GLEN IRIS 3146	\$445,000	24/12/2018

#### 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.

#### Account - Noel Jones | P: 03 9885 2444 | F: 03 9886 9555

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#### Generated: 25/01/2019 09:58

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## NoelJones

#### Glen Iris





Rooms: Property Type: Apartment Agent Comments Christine Arazi 03 9885 2444 0409 231 653 christine.arazi@noeljones.com.au

Indicative Selling Price \$450,000 - \$465,000 Median Unit Price December quarter 2018: \$619,750

# **Comparable Properties**



Price: \$484,000 Method: Sold Before Auction

4/251 Burke Rd GLEN IRIS 3146 (REI)

Method: Sold Before Auction Date: 14/08/2018 Rooms: 4 Property Type: Apartment Agent Comments

Agent Comments



8/1435 High St GLEN IRIS 3146 (REI)

Price: \$481,500 Method: Private Sale Date: 05/09/2018 Rooms: 3 Property Type: Apartment



10/73 Edgar St.N GLEN IRIS 3146 (REI)

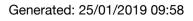


Agent Comments

Price: \$445,000 Method: Sold After Auction Date: 24/12/2018 Rooms: -Property Type: Apartment

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