

## 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

8/64 Edgar Street North, Glen Iris Vic 3146

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000

&amp;

\$465,000

**Median sale price**

Median price \$619,750

House

Unit

X

Suburb Glen Iris

Period - From 01/10/2018

to

31/12/2018

Source 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 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.



**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**4/251 Burke Rd GLEN IRIS 3146 (REI)**

**Agent Comments**



**Price:** \$484,000

**Method:** Sold Before Auction

**Date:** 14/08/2018

**Rooms:** 4

**Property Type:** Apartment



**8/1435 High St GLEN IRIS 3146 (REI)**

**Agent Comments**



**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