

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

10/64 Edgar Street North, Glen Iris Vic 3146

Indicative selling price

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

Single price \$529,000

Median sale price

Median price \$740,000

Property Type Unit

Suburb Glen Iris

Period - From 01/05/2023

to 30/04/2024

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	4/1495 Malvern Rd GLEN IRIS 3146	\$550,000	01/02/2024
2	11/46 Edgar St GLEN IRIS 3146	\$548,000	27/02/2024
3	304/770d Toorak Rd GLEN IRIS 3146	\$540,000	22/11/2023

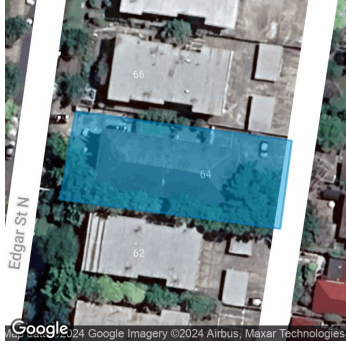
OR

~~**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:

01/05/2024 12:21

10/64 Edgar Street North, Glen Iris Vic 3146



Rooms: 4
Property Type: Flat
Land Size: 1012.902 sqm approx
Agent Comments

Indicative Selling Price
\$529,000
Median Unit Price
01/05/2023 - 30/04/2024: \$740,000

Comparable Properties



4/1495 Malvern Rd GLEN IRIS 3146 (VG)

Agent Comments



Price: \$550,000
Method: Sale
Date: 01/02/2024
Property Type: Strata Unit/Flat



11/46 Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$548,000
Method: Sold Before Auction
Date: 27/02/2024
Property Type: Apartment



304/770d Toorak Rd GLEN IRIS 3146 (VG)

Agent Comments



Price: \$540,000
Method: Sale
Date: 22/11/2023
Property Type: Strata Unit/Flat

Account - Jeena & Saacs Real Estate Pty Ltd | P: 0411 325 952



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