

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

5/6 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/04/2022

to

31/03/2023

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	3/46 Edgar St GLEN IRIS 3146	\$347,000	11/04/2023
2	2/13 Glenvale Rd GLEN IRIS 3146	\$310,000	20/04/2023
3	8/12 Belmont Av GLEN IRIS 3146	\$302,500	02/05/2023

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:

27/06/2023 10:47



1
 1
 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

Year ending March 2023: \$695,000

Comparable Properties



3/46 Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments

1
 1
 1

Price: \$347,000
Method: Private Sale
Date: 11/04/2023
Property Type: Apartment



2/13 Glenvale Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

1
 1
 1

Price: \$310,000
Method: Private Sale
Date: 20/04/2023
Property Type: Unit



8/12 Belmont Av GLEN IRIS 3146 (REI)

Agent Comments

1
 1
 1

Price: \$302,500
Method: Private Sale
Date: 02/05/2023
Property Type: Unit

Account - Thomson | P: 03 95098244 | F: 95009693