

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

6/18 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$686,750

House

Unit

X

Suburb

Glen Iris

Period - From 01/01/2018

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	113/108 Glen Iris Rd GLEN IRIS 3146	\$695,000	23/02/2019
2	7/1887 Malvern Rd MALVERN EAST 3145	\$645,000	12/12/2018
3	4/3 Osborne Av GLEN IRIS 3146	\$612,000	16/12/2018

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.



3 1 1

Rooms: 4

Property Type:

Flat/Unit/Apartment (Res)

Land Size: strata sqm approx

Agent Comments

Impressive North facing first floor apartment offering 3 bedroom accommodation, Spacious living room, renovated kitchen and bathroom, bright balcony, carport in a most convenient location.

Comparable Properties



113/108 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

2 2 1

Price: \$695,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: Apartment



7/1887 Malvern Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3 1 1

Price: \$645,000

Method: Private Sale

Date: 12/12/2018

Rooms: 5

Property Type: Unit

Land Size: 1070 sqm approx



4/3 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$612,000

Method: Auction Sale

Date: 16/12/2018

Rooms: 3

Property Type: Apartment