

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

6/32 EDGAR STREET GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

| | | |
|---|-----------|-----------|
| 7/1529-1531 MALVERN ROAD GLEN IRIS VIC 3146 | \$570,000 | 09-Nov-21 |
| 5/3 OSBORNE AVENUE GLEN IRIS VIC 3146 | \$586,000 | 26-Mar-22 |
| 1/60 EDGAR STREET NORTH GLEN IRIS VIC 3146 | \$560,000 | 23-Oct-21 |

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 6 months.~~

This Statement of Information was prepared on: 14 May 2022



7/1529-1531 MALVERN ROAD GLEN IRIS VIC 3146

Sold Price

\$570,000 Sold Date **09-Nov-21**

 2  1  1

Distance -



5/3 OSBORNE AVENUE GLEN IRIS VIC 3146

Sold Price

^{RS} **\$586,000** ^{UN} Sold Date **26-Mar-22**

 2  1  1

Distance -



1/60 EDGAR STREET NORTH GLEN IRIS VIC 3146

Sold Price

\$560,000 Sold Date **23-Oct-21**

 2  1  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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