

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

3/58 Edgar Street North, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/01/2019

to

31/12/2019

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	6/25 Osborne Av GLEN IRIS 3146	\$557,500	19/10/2019
2	10/245 Burke Rd GLEN IRIS 3146	\$549,000	17/03/2020
3	3/236 Wattletree Rd MALVERN 3144	\$522,000	22/02/2020

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:

31/03/2020 12:53

3/58 Edgar Street North, Glen Iris Vic 3146

Steve Burke
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Indicative Selling Price

\$550,000

Median Unit Price

Year ending December 2019: \$630,000



2 1 1

Property Type: Apartment

Land Size: 78 sqm approx

Agent Comments

Comparable Properties



6/25 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$557,500

Method: Auction Sale

Date: 19/10/2019

Property Type: Apartment



10/245 Burke Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$549,000

Method: Private Sale

Date: 17/03/2020

Property Type: Apartment



3/236 Wattletree Rd MALVERN 3144 (REI)

Agent Comments

1 1 1

Price: \$522,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888