

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

4/12 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$460,000

&

\$500,000

Median sale price

Median price \$635,000

House

Unit

X

Suburb

Glen Iris

Period - From 01/07/2018

to

30/06/2019

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	8/1395 High St GLEN IRIS 3146	\$500,000	03/04/2019
2	9/14-16 Nash St GLEN IRIS 3146	\$497,500	31/01/2019
3	4/1587 Malvern Rd GLEN IRIS 3146	\$480,000	06/04/2019

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.



2
 1
 1

Rooms:

Property Type: Apartment

Agent Comments

A fabulous foothold into the leafy streets of Glen Iris, this spacious apartment delivers a smorgasbord of lifestyle pleasures directly opposite Harold Holt Swim Centre, close to High St/Malvern Rd trams and Tooronga/Gardiner train stations.

Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

Year ending June 2019: \$635,000

Comparable Properties



8/1395 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

2
 1
 1

Price: \$500,000

Method: Private Sale

Date: 03/04/2019

Rooms: 4

Property Type: Apartment



9/14-16 Nash St GLEN IRIS 3146 (REI/VG)

Agent Comments

2
 1
 -

Price: \$497,500

Method: Private Sale

Date: 31/01/2019

Rooms: -

Property Type: Apartment



4/1587 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2
 1
 1

Price: \$480,000

Method: Auction Sale

Date: 06/04/2019

Rooms: 4

Property Type: Apartment