

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

1/60 Edgar Street North, Glen Iris Vic 3146

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$627,500

Property Type Unit

Suburb Glen Iris

Period - From 01/04/2019

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.

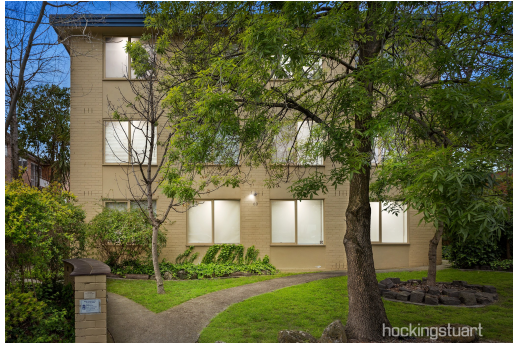
	Address of comparable property	Price	Date of sale
1	3/71 Edgar St.N GLEN IRIS 3146	\$485,000	14/09/2019
2	2/44 Edgar St GLEN IRIS 3146	\$440,000	06/06/2019
3	2/44 Edgar St GLEN IRIS 3146	\$440,000	07/06/2019

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.~~

This Statement of Information was prepared on:

19/10/2019 17:57



2 1 1

Property Type: Unit

Land Size: 72sqm sqm approx

Agent Comments

Comparable Properties



3/71 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$485,000

Method: Auction Sale

Date: 14/09/2019

Rooms: 3

Property Type: Apartment



2/44 Edgar St GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$440,000

Method: Sale

Date: 06/06/2019

Property Type: Car Park/Car Space (Res)



2/44 Edgar St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$440,000

Method: Private Sale

Date: 07/06/2019

Rooms: 4

Property Type: Apartment