

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 1/27 Edgar Street, Glen Iris, VIC 3146

Indicative selling price

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

Single price or range between \$775,000 & \$850,000

Median sale price

Median price \$2,107,500 Property type House Suburb GLEN IRIS

Period - From 14/11/2020 to 13/05/2021 Source CoreLogic

Comparable property sales

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 3/1789 Malvern Road Glen Iris	\$775,000	25/02/2021
2 8/78 Horace Street Malvern	\$805,000	10/02/2021
3 18/1737 Malvern Road Glen Iris	\$835,000	29/11/2020

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: 13/05/2021