

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

11/66 EDGAR STREET NORTH 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$744,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jun 2022

to

31 May 2023

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

5/64 EDGAR STREET NORTH GLEN IRIS VIC 3146	\$506,000	31-Jan-23
402/770C TOORAK ROAD GLEN IRIS VIC 3146	\$485,000	24-Dec-22
7/333 AUBURN ROAD HAWTHORN VIC 3122	\$452,500	05-Apr-23

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.~~

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5/64 EDGAR STREET NORTH GLEN Sold Price
IRIS VIC 3146

2 1 1

\$506,000 Sold Date **31-Jan-23**

Distance **0.02km**



402/770C TOORAK ROAD GLEN Sold Price
IRIS VIC 3146

2 1 1

\$485,000 Sold Date **24-Dec-22**

Distance **0.38km**



7/333 AUBURN ROAD HAWTHORN Sold Price
VIC 3122

2 1 1

\$452,500 Sold Date **05-Apr-23**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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