

# 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

8/32 Edgar Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$600,000

### Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/10/2023

to

30/09/2024

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	5/8 Osborne Av GLEN IRIS 3146	\$605,000	06/09/2024
2	13/58 Edgar St.N GLEN IRIS 3146	\$565,000	31/08/2024
3	4/31 Osborne Av GLEN IRIS 3146	\$605,000	03/08/2024

**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:

01/10/2024 09:51

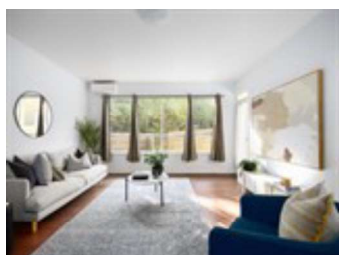


2   1   2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median Unit Price**  
01/10/2023 - 30/09/2024: \$680,000

## Comparable Properties

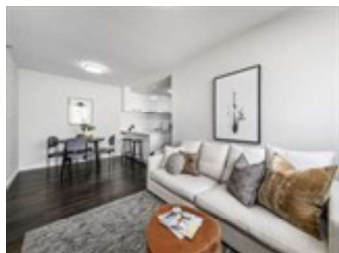


**5/8 Osborne Av GLEN IRIS 3146 (REI)**

**Agent Comments**

2   1   1

**Price:** \$605,000  
**Method:** Sold Before Auction  
**Date:** 06/09/2024  
**Property Type:** Apartment

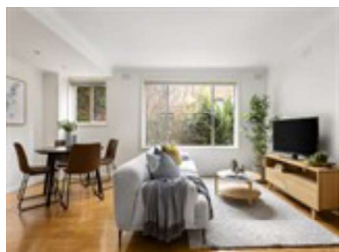


**13/58 Edgar St.N GLEN IRIS 3146 (REI)**

**Agent Comments**

2   1   1

**Price:** \$565,000  
**Method:** Auction Sale  
**Date:** 31/08/2024  
**Property Type:** Apartment



**4/31 Osborne Av GLEN IRIS 3146 (REI)**

**Agent Comments**

2   1   1

**Price:** \$605,000  
**Method:** Auction Sale  
**Date:** 03/08/2024  
**Property Type:** Apartment

**Account - Woodards** | P: 03 9519 8333 | F: 03 9519 8300