

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

7/70 Edgar Street North, Glen Iris Vic 3146

Indicative selling price

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

Single price \$260,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Glen Iris

Period - From 12/08/2023

to 11/08/2024

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 | 4/15 Belmont Av GLEN IRIS 3146 | \$305,000 | 04/02/2024 |
| 2 | 8/38 Edgar St GLEN IRIS 3146 | \$345,000 | 11/01/2024 |
| 3 | | | |

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:

12/08/2024 14:13



Property Type: Apartment
Agent Comments

Comparable Properties



4/15 Belmont Av GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 04/02/2024
Property Type: Apartment



8/38 Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 11/01/2024
Property Type: Apartment

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.