

## 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

2-68 Edgar Street North, 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)

Single price \$520,000

## Median sale price

Median price \$686,750

House

Unit

X

Suburb Glen Iris

Period - From 01/01/2018

to 31/12/2018

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	8/1460 Malvern Rd GLEN IRIS 3146	\$518,000	13/12/2018
2	9/14-16 Nash St GLEN IRIS 3146	\$497,500	31/01/2019
3	4/251 Burke Rd GLEN IRIS 3146	\$484,000	14/08/2018

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.



2   
 1   
 1

**Rooms:****Property Type:** Unit

Agent Comments

Merging dynamic vogue living with consummate lifestyle ease, this stylishly renovated, ground floor apartment is the perfect designer retreat. Beautifully presented, a tone of sophistication and cutting-edge style is immediately established by its open concept environment, with living/dining blending seamlessly with a deluxe stone kitchen. Two inviting bedrooms, each with built in robes, share a scintillating contemporary bathroom of first class quality - one of the hallmarks of this faultless apartment. Split system heating/AC, undercover car space and a superb fresh feel complement its no-through road position, conveniently close to Tooronga Village shops, Gardiner and Tooronga Stations, trams and Gardiners Creek bike and walking paths.

## Comparable Properties

**8/1460 Malvern Rd GLEN IRIS 3146 (REI)**

Agent Comments

2   
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**Price:** \$518,000**Method:** Auction Sale**Date:** 13/12/2018**Rooms:** 4**Property Type:** Apartment**9/14-16 Nash St GLEN IRIS 3146 (REI)**

Agent Comments

2   
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**Price:** \$497,500**Method:** Private Sale**Date:** 31/01/2019**Rooms:** -**Property Type:** Apartment**4/251 Burke Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

2   
 1   
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**Price:** \$484,000**Method:** Sold Before Auction**Date:** 14/08/2018**Rooms:** 4**Property Type:** Apartment