McGrath

8/42 Edgar Street, Glen Iris

1 bed 1 bath 1 car

Additional Information

Offering scope for personal touches or modern transformation, this first floor apartment presents a wonderful opportunity. It enjoys a peaceful street outlook and is set in a classic circa 1960s complex close to local shops, trams and the train station.

Schools

St Roch's Primary School – 1.1km
Korowa Anglican Girls' School – 1.6km
Camberwell South Primary School – 2.3km
St Cecilia's Primary School – 2.3km
Malvern Central School, Spring Road Campus – 1.5km
Glen Iris Primary School – 2.5km

Shops

Stockland Tooronga Shopping Centre – 1.2km
Shops along High Street & Glenferrie Road

Parks & Amenities

Gardiner Park – 1.3km
Tooronga Park – 1.1km
Malvern Public Gardens – 1.29km
Harold Holt Swim Centre – 0.5km
BOUNCEinc Glen Iris – 1km

Transport

Gardiner Train Station – 0.8km
Bus route 624 – Oakleigh
Tram route 72 – Melbourne University to Camberwell

Terms

10% deposit, balance 30/45/60 days or other such terms that the vendors have agreed to in writing.

Chattles

All fixed floor coverings, light fittings and window furnishings as inspected

JM Lim
Sales Agent
9889 8800
0476 784 585
joominglim@mcgrath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale
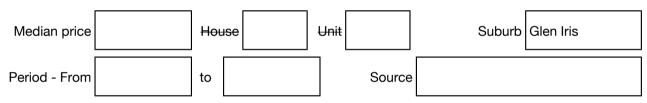
Address Including suburb and postcode	8/42 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Range between | $320,000 | & | $350,000

Median sale price*

Median price		House		Unit		Suburb	Glen Iris

Period - From		to		Source	

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	12/42 Edgar St GLEN IRIS 3146	$350,000	21/04/2018
2	7/17 Glenview Av MALVERN 3144	$332,500	24/03/2018
3	G10/14 Elizabeth St MALVERN 3144	$325,000	14/04/2018

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

McGrath

JM Lim
03 9889 8800
0476 784 585
joominglim@mcgrath.com.au

Indicative Selling Price
$320,000 - $350,000
No median price available

🛏 1　🛁 1　🚗 1

Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties

12/42 Edgar St GLEN IRIS 3146 (REI/VG)

🛏 1　🛁 1　🚗 1

Price: $350,000
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: Unit

Agent Comments

7/17 Glenview Av MALVERN 3144 (REI/VG)

🛏 1　🛁 1　🚗 1

Price: $332,500
Method: Auction Sale
Date: 24/03/2018
Rooms: 2
Property Type: Apartment

Agent Comments

G10/14 Elizabeth St MALVERN 3144 (VG)

🛏 1　🛁 -　🚗 -

Price: $325,000
Method: Sale
Date: 14/04/2018
Rooms: -
Property Type: Strata Unit/Flat

Agent Comments