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

1/37 Edgar Street, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,300,000	Pro	operty Type	Том	nhouse		Suburb	Glen Iris
Period - From	09/05/2023	to	08/05/2024		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	6/33 Howard St GLEN IRIS 3146	\$1,040,000	14/02/2024
2	2/84 Claremont Av MALVERN 3144	\$970,000	13/04/2024
3	2/3 Belmont Av GLEN IRIS 3146	\$965,000	27/04/2024

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:

09/05/2024 16:53









Rooms: 5 Property Type: Townhouse (Res) Land Size: 259 sqm approx Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median Townhouse Price** 09/05/2023 - 08/05/2024: \$1,300,000

Comparable Properties



6/33 Howard St GLEN IRIS 3146 (REI)

2/84 Claremont Av MALVERN 3144 (REI)

D 1





Price: \$1,040,000 Method: Sold Before Auction Date: 14/02/2024 Property Type: Unit

Agent Comments

Agent Comments



Price: \$970,000 Method: Auction Sale Date: 13/04/2024 Property Type: Unit

2

2/3 Belmont Av GLEN IRIS 3146 (REI)



Agent Comments



Price: \$965.000 Method: Auction Sale Date: 27/04/2024 Property Type: Townhouse (Res)

Account - Belle Property Glen Iris | P: 03 98181888



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