

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 consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,300,000 Property Type Townhouse Suburb Glen Iris

Period - From 09/05/2023 to 08/05/2024 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	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



2 1 1

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)

Agent Comments

2 1 1

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



2/84 Claremont Av MALVERN 3144 (REI)

Agent Comments

2 1 1

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



2/3 Belmont Av GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$965,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Townhouse (Res)

Account - Belle Property Glen Iris | P: 03 98181888