

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

11/71 EDGAR STREET NORTH GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$789,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

6/66 EDGAR STREET NORTH GLEN IRIS VIC 3146	\$470,000	13-Dec-23
1/44 EDGAR STREET GLEN IRIS VIC 3146	\$492,000	22-Nov-23
9/333 AUBURN ROAD HAWTHORN VIC 3122	\$455,000	16-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 02 March 2024



6/66 EDGAR STREET NORTH GLEN IRIS VIC 3146 Sold Price ^{RS} **\$470,000** ^{UN} Sold Date **13-Dec-23**
 Distance **0.05km**

 2  1  1



1/44 EDGAR STREET GLEN IRIS VIC 3146 Sold Price **\$492,000** Sold Date **22-Nov-23**
 Distance **0.35km**

 2  1  1



9/333 AUBURN ROAD HAWTHORN VIC 3122 Sold Price **\$455,000** Sold Date **16-Nov-23**
 Distance **1.88km**

 2  1  -

RS = Recent sale UN = Undisclosed Sale

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