

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

3/6 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$329,000

Median sale price

Median price \$800,000

Property Type Unit

Suburb Glen Iris

Period - From 01/04/2023

to 30/06/2023

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	110/2a Clarence St MALVERN EAST 3145	\$335,000	20/05/2023
2	5/6 Edgar St GLEN IRIS 3146	\$317,000	28/07/2023
3	2/13 Glenvale Rd GLEN IRIS 3146	\$310,000	20/04/2023

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:

20/09/2023 12:16



Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



110/2a Clarence St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$335,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Apartment



5/6 Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$317,000

Method: Private Sale

Date: 28/07/2023

Property Type: Apartment



2/13 Glenvale Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 20/04/2023

Property Type: Unit