## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 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	Pro	Property Type Unit			Suburb	Glen Iris			
Period - From	01/04/2023	to	30/06/2023	Sou	urce	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	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 Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

> Indicative Selling Price \$329,000 Median Unit Price June quarter 2023: \$800,000

# **Comparable Properties**



(REI/VG)

Price: \$335,000 Method: Auction Sale Date: 20/05/2023 Property Type: Apartment

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

110/2a Clarence St MALVERN EAST 3145



Agent Comments

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

#### Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.