Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	4/1425 High Street, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Single price \$460,000

Median sale price

Median price	\$665,000	Pro	perty Type	Unit		Suburb	Glen Iris
Period - From	01/01/2024	to	31/03/2024		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

1	6/66 Edgar St.N GLEN IRIS 3146	\$470,000	13/12/2023
2	7/73 Edgar St.N GLEN IRIS 3146	\$465,000	14/03/2024
3	3/75 Edgar St.N GLEN IRIS 3146	\$425,000	05/01/2024

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:	06/06/2024 15:44



Date of sale







Indicative Selling Price \$460,000 **Median Unit Price** March quarter 2024: \$665,000

Comparable Properties



6/66 Edgar St.N GLEN IRIS 3146 (REI/VG)

-2

Price: \$470.000 Method: Private Sale Date: 13/12/2023 Property Type: Apartment

Agent Comments



7/73 Edgar St.N GLEN IRIS 3146 (REI/VG)

-2



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Price: \$465,000 Method: Sold Before Auction

Date: 14/03/2024

Property Type: Apartment

Agent Comments



3/75 Edgar St.N GLEN IRIS 3146 (REI/VG)



Price: \$425,000 Method: Private Sale Date: 05/01/2024

Property Type: Apartment

Agent Comments

Account - Thomson | P: 03 95098244 | F: 95009693





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