

## 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

5/39 AINTREE ROAD GLEN IRIS VIC 3146

### Indicative selling price

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

Single Price

or range  
between

\$470,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Oct 2022

to

30 Sep 2023

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

10/71 EDGAR STREET NORTH GLEN IRIS VIC 3146	\$460,000	17-Aug-23
6/32 EDGAR STREET GLEN IRIS VIC 3146	\$508,000	20-Jul-23
2/138 MILTON PARADE GLEN IRIS VIC 3146	\$490,000	19-Aug-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: 24 October 2023

**10/71 EDGAR STREET NORTH  
GLEN IRIS VIC 3146**

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Sold Price **\$460,000** Sold Date **17-Aug-23**Distance **0.66km****6/32 EDGAR STREET GLEN IRIS  
VIC 3146**

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Sold Price **\$508,000** Sold Date **20-Jul-23**Distance **0.2km****2/138 MILTON PARADE GLEN IRIS  
VIC 3146**

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Sold Price **\$490,000** Sold Date **19-Aug-23**Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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