## 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 6/4 Edgar Street, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,275,000		&		\$1,375,000			
Median sale p	rice							
Median price	\$2,472,000	Pro	operty Type	Hou	ISE		Suburb	Glen Iris
Period - From	01/10/2023	to	31/12/2023		So	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	1/1715-1719 Malvern Rd GLEN IRIS 3146	\$1,455,000	16/09/2023
2	2/59 Aintree Rd GLEN IRIS 3146	\$1,400,000	14/10/2023
3	5/56 Osborne Av GLEN IRIS 3146	\$1,300,000	10/12/2023

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:

19/02/2024 12:14



6/4 Edgar Street, Glen Iris Vic 3146



zali@shelterrealestate.com.au

December guarter 2023: \$2,472,000

**Indicative Selling Price** 

\$1,275,000 - \$1,375,000

**Median House Price** 

Zali Reynolds 03 9889 3990 0422 576 049



Rooms: 5 Property Type: Townhouse (Single)

Agent Comments

With established Silver Birch trees and an abundance of greenery providing leafy outlooks and dappled light inside the home flowing through to the supremely private entertaining space outside, a tranquil haven is created, all at the rear of a peaceful enclave set well back from the street.

# **Comparable Properties**



1/1715-1719 Malvern Rd GLEN IRIS 3146 (REI) Agent Comments



Price: \$1,455,000 Method: Auction Sale Date: 16/09/2023 Property Type: Townhouse (Res)



2/59 Aintree Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,400,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res)

5/56 Osborne Av GLEN IRIS 3146 (REI)



Agent Comments

Price: \$1,300,000 Method: Private Sale Date: 10/12/2023 Property Type: Townhouse (Single)

#### Account - Shelter Real Estate | P: 03 9889 3990





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