

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 6/64 Edgar Street North, Glen Iris Vic 3146

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$747,500 Property Type Unit Suburb Glen Iris

Period - From 01/10/2022 to 30/09/2023 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	12/247 Burke Rd GLEN IRIS 3146	\$585,000	08/08/2023
2	6/32 Edgar St GLEN IRIS 3146	\$508,000	20/07/2023
3	2/138 Milton Pde GLEN IRIS 3146	\$490,000	19/08/2023

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: 31/10/2023 14:45



Rooms: 4

Property Type: Apartment

Agent Comments

Nestled in a quiet cul-de-sac within a small complex of just ten, this superbly renovated first floor apartment combines contemporary style with remarkably spacious proportions only found in earlier architecture.

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending September 2023: \$747,500

Comparable Properties



12/247 Burke Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 08/08/2023

Property Type: Apartment



6/32 Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$508,000

Method: Private Sale

Date: 20/07/2023

Property Type: Apartment



2/138 Milton Pde GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$490,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Apartment