

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

7/44 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$790,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2023 to 31/12/2023 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	6/23 Aintree Rd GLEN IRIS 3146	\$630,000	14/10/2023
2	1/10-12 Nash St GLEN IRIS 3146	\$620,000	14/11/2023
3	3/23 Netherlee St GLEN IRIS 3146	\$610,000	01/12/2023

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:

13/03/2024 15:39

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Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

December quarter 2023: \$790,000

**Rooms:** 4**Property Type:** Flat**Agent Comments**

Tastefully updated, this residence offers simple ease together with glorious north light. Tucked peacefully at the rear of a solidly built block that's a quick walk to all your needs.

Comparable Properties

**6/23 Aintree Rd GLEN IRIS 3146 (REI/VG)****Agent Comments****Price:** \$630,000**Method:** Private Sale**Date:** 14/10/2023**Property Type:** Unit**1/10-12 Nash St GLEN IRIS 3146 (REI)****Agent Comments****Price:** \$620,000**Method:** Private Sale**Date:** 14/11/2023**Property Type:** Apartment**3/23 Netherlee St GLEN IRIS 3146 (REI/VG)****Agent Comments****Price:** \$610,000**Method:** Private Sale**Date:** 01/12/2023**Property Type:** Apartment**Account - Shelter Real Estate | P: 03 9889 3990**