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 7/44 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	\$550,000		&		\$590,000			
Median sale p	rice							
Median price	\$790,000	Pro	operty Type	Unit			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	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



7/44 Edgar Street, Glen Iris Vic 3146



Lidiya Davoli 03 9889 3990



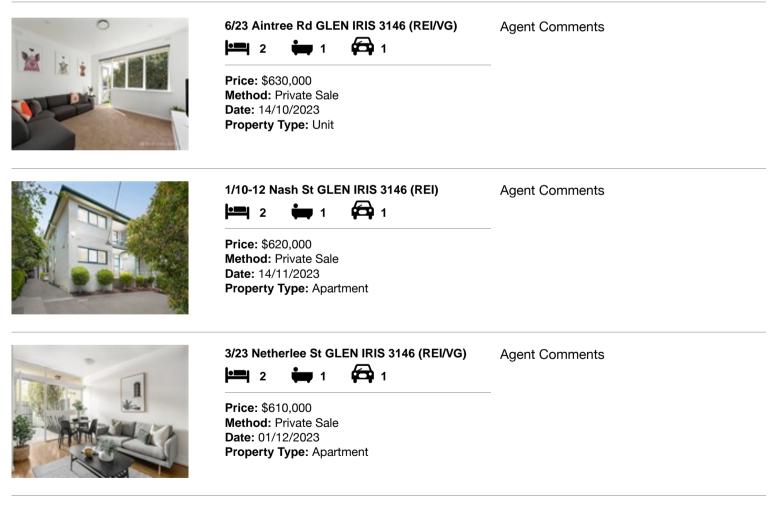


Rooms: 4 Property Type: Flat Agent Comments 0402 225 034 lidiya@shelterrealestate.com.au Indicative Selling Price

\$550,000 - \$590,000 Median Unit Price December quarter 2023: \$790,000

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



Account - Shelter Real Estate | P: 03 9889 3990



propertydata

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