

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

8/66 Edgar Street North, Glen Iris Vic 3146

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Glen Iris

Period - From 01/01/2023 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	4/1495 Malvern Rd GLEN IRIS 3146	\$550,000	01/02/2024
2	11/46 Edgar St GLEN IRIS 3146	\$548,000	27/02/2024
3			

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:

18/03/2024 14:56

8/66 Edgar Street North, Glen Iris Vic 3146



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$520,000 - \$560,000

Median Unit Price

Year ending December 2023: \$760,000



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



4/1495 Malvern Rd GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$550,000

Method: Sale

Date: 01/02/2024

Property Type: Strata Unit/Flat



11/46 Edgar St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$548,000

Method: Sold Before Auction

Date: 27/02/2024

Property Type: Apartment

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.

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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