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

Single price $490,000

Median sale price

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

Period - From 01/04/2023 to 31/03/2024 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	8/66 Edgar St.N GLEN IRIS 3146	$520,000	30/04/2024
2	103/1011 Toorak Rd CAMBERWELL 3124	$450,000	08/05/2024
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: 17/06/2024 09:09

7/44 Edgar Street, Glen Iris Vic 3146

shelter. Real Estate
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2 1 1

Rooms: 4
Property Type: Flat

Indicative Selling Price
$490,000
Median Unit Price
Year ending March 2024: $760,000

Agent Comments

This perfectly positioned ground floor residence offers walking distance to vibrant cafes and the cosmopolitan buzz of Malvern Village, tram and train options whilst being privately tucked at the rear of a boutique block.

Comparable Properties



8/66 Edgar St.N GLEN IRIS 3146 (REI)

2 1 1

Price: $520,000
Method: Sold Before Auction
Date: 30/04/2024
Property Type: Apartment

Agent Comments



103/1011 Toorak Rd CAMBERWELL 3124 (REI)

2 2 1

Price: $450,000
Method: Private Sale
Date: 08/05/2024
Property Type: Apartment

Agent Comments

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.

REIV THE DIFFERENCE
propertydata.com.au

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