

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

4/46 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$340,000

&

\$370,000

Median sale price

Median price

\$711,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/07/2023

to

30/06/2024

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	8/1419 High St GLEN IRIS 3146	\$360,000	18/06/2024
2	13/219 Burke Rd GLEN IRIS 3146	\$362,000	06/06/2024
3	2/2 Edgar St GLEN IRIS 3146	\$365,000	08/05/2024

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:

25/09/2024 08:02

4/46 Edgar Street, Glen Iris Vic 3146



David Macmillan
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Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

Year ending June 2024: \$711,000



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



8/1419 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

1 1 1

Price: \$360,000

Method: Private Sale

Date: 18/06/2024

Property Type: Apartment



13/219 Burke Rd GLEN IRIS 3146 (REI)

Agent Comments

1 1 -

Price: \$362,000

Method: Private Sale

Date: 06/06/2024

Property Type: Apartment



2/2 Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments

1 1 1

Price: \$365,000

Method: Private Sale

Date: 08/05/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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