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	3/42C Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $745,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2022 to 31/12/2022 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	3/1502 High St GLEN IRIS 3146	$1,250,000	19/11/2022
2	1/676 Toorak Rd MALVERN 3144	$1,230,000	16/02/2023
3	25 Norfolk Pl MALVERN 3144	$1,201,800	08/12/2022

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: 01/03/2023 13:03

3/42C Edgar Street, Glen Iris Vic 3146

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Unit Price
December quarter 2022: $745,000

Comparable Properties



3/1502 High St GLEN IRIS 3146 (REI/VG)

3 2 1

Price: $1,250,000
Method: Auction Sale
Date: 19/11/2022
Property Type: Townhouse (Res)

Agent Comments



1/676 Toorak Rd MALVERN 3144 (REI)

3 2 1

Price: $1,230,000
Method: Private Sale
Date: 16/02/2023
Property Type: Apartment

Agent Comments



25 Norfolk Pl MALVERN 3144 (REI)

3 2 1

Price: $1,201,800
Method: Private Sale
Date: 08/12/2022
Property Type: Townhouse (Single)

Agent Comments

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