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<br>Including suburb and postcode | 3/28 Edgar Street Glen Iris VIC 3146 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $850,000 | & | $950,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $782,500 | Property type | Unit | Suburb | Glen Iris |
| Period-from | 01 Mar 2020 | to | 28 Feb 2021 | Source | Corelogic |

## 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 6 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 |
|---|---|---|
| 1/1 Belmont Avenue Glen Iris VIC 3146 | $895,000 | 10-Dec-20 |
| 2/5 Osborne Avenue Glen Iris VIC 3146 | $850,000 | 08-Dec-20 |
| 1/16-18 Essex Street Glen Iris VIC 3146 | $790,000 | 07-Nov-20 |

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 6 months.~~

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shelter.
Real Estate

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**1/1 Belmont Avenue Glen Iris VIC 3146**

2 1 1

Sold Price **$895,000** Sold Date **10-Dec-20**

Distance **0.34km**



**2/5 Osborne Avenue Glen Iris VIC 3146**

2 2 2

Sold Price RS **$850,000** UN Sold Date **08-Dec-20**

Distance **0.24km**



**1/16-18 Essex Street Glen Iris VIC 3146**

2 1 1

Sold Price **$790,000** Sold Date **07-Nov-20**

Distance **1.3km**

**RS** = Recent sale **UN** = Undisclosed Sale

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