

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	8/69 Edgar Street North, Glen Iris Vic 3146
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Indicative selling price

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

Range between	\$450,000	&	\$490,000
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Median sale price

Median price	\$779,500	House		Unit	X	Suburb	Glen Iris
Period - From	01/04/2017	to	30/06/2017	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	8/58 Edgar St GLEN IRIS 3146	\$490,000	10/06/2017
2	7/58 Edgar St GLEN IRIS 3146	\$485,000	08/07/2017
3	6/58 Edgar St.N GLEN IRIS 3146	\$480,000	08/06/2017

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.~~



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$490,000
Median Unit Price
June quarter 2017: \$779,500

Comparable Properties

8/58 Edgar St GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$490,000
Method: Sale
Date: 10/06/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

7/58 Edgar St GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$485,000
Method: Sale
Date: 08/07/2017
Rooms: -
Property Type: Cancelled Assessment/Historic
Land Size: 1013 sqm approx



6/58 Edgar St.N GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$480,000
Method: Sale
Date: 08/06/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)