

## 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	11/77 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](http://consumer.vic.gov.au/underquoting)

Single price	\$350,000
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#### Median sale price

Median price	\$600,000	House		Unit	X	Suburb	Glen Iris
Period - From	01/07/2016	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	1/15 Belmont Av GLEN IRIS 3146	\$330,000	05/07/2017
2	6/17 Glenview Av MALVERN 3144	\$345,000	04/04/2017
3	6/76a Campbell Rd HAWTHORN EAST 3123	\$350,000	05/07/2017

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**  
\$350,000

**Median Unit Price**  
Year ending June 2017: \$600,000

## Comparable Properties



**1/15 Belmont Av GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

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**Price:** \$330,000  
**Method:** Sold Before Auction  
**Date:** 05/07/2017  
**Rooms:** -  
**Property Type:** Apartment



**6/17 Glenview Av MALVERN 3144 (VG)**

**Agent Comments**

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**Price:** \$345,000  
**Method:** Sale  
**Date:** 04/04/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat

**6/76a Campbell Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

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**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 05/07/2017  
**Rooms:** 3  
**Property Type:** Apartment