

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

7/44 Edgar Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$529,000

Median sale price

Median price \$760,000

Property Type Unit

Suburb Glen Iris

Period - From 01/04/2023

to 31/03/2024

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	11/46 Edgar St GLEN IRIS 3146	\$548,000	27/02/2024
2	10/1 Oxford St MALVERN 3144	\$535,000	05/04/2024
3	1/25 Osborne Av GLEN IRIS 3146	\$515,000	31/01/2024

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:

19/04/2024 09:43

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Indicative Selling Price

\$529,000

Median Unit Price

Year ending March 2024: \$760,000

**Rooms:** 4**Property Type:** Unit**Agent Comments**

Tastefully updated, this residence offers simple ease together with glorious north light. Tucked peacefully at the rear of a solidly built block that's a quick walk to all your needs.

Comparable Properties

**11/46 Edgar St GLEN IRIS 3146 (REI)****Agent Comments****Price:** \$548,000**Method:** Sold Before Auction**Date:** 27/02/2024**Property Type:** Apartment**10/1 Oxford St MALVERN 3144 (REI)****Agent Comments****Price:** \$535,000**Method:** Private Sale**Date:** 05/04/2024**Property Type:** Apartment**1/25 Osborne Av GLEN IRIS 3146 (REI/VG)****Agent Comments****Price:** \$515,000**Method:** Private Sale**Date:** 31/01/2024**Property Type:** Unit**Account - Shelter Real Estate | P: 03 9889 3990**