## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 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	e \$529,000										
Median sale price											
Median price	\$760,000	Pro	perty Type	Unit			Suburb	Glen Iris			
Period - From	01/04/2023	to	31/03/2024		So	ource	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.

Add	dress 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



7/44 Edgar Street, Glen Iris Vic 3146



Lidiya Davoli 03 9889 3990





Rooms: 4 Property Type: Unit Agent Comments 0402 225 034 lidiya@shelterrealestate.com.au Indicative Selling Price

\$529,000 Median Unit Price Year ending March 2024: \$760,000

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)

10/1 Oxford St MALVERN 3144 (REI)

**6** 1



Price: \$548,000 Method: Sold Before Auction Date: 27/02/2024 Property Type: Apartment Agent Comments

Agent Comments



**Price:** \$535,000 **Method:** Private Sale **Date:** 05/04/2024

2



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



property data

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