

# 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 7/70 Edgar Street North, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$279,000

### Median sale price

Median price \$640,000 Property Type Unit Suburb Glen Iris

Period - From 22/03/2023 to 21/03/2024 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	4/15 Belmont Av GLEN IRIS 3146	\$305,000	04/02/2024
2	1/6 Edgar St GLEN IRIS 3146	\$282,500	06/02/2024
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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: 22/03/2024 14:06



**Property Type:** Apartment  
**Agent Comments**

## Comparable Properties



**4/15 Belmont Av GLEN IRIS 3146 (REI/VG)**

**Agent Comments**



**Price:** \$305,000  
**Method:** Private Sale  
**Date:** 04/02/2024  
**Property Type:** Apartment



**1/6 Edgar St GLEN IRIS 3146 (REI)**

**Agent Comments**



**Price:** \$282,500  
**Method:** Private Sale  
**Date:** 06/02/2024  
**Property Type:** Apartment

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.