

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 1/25 Osborne Avenue, Glen Iris, VIC 3146

Indicative selling price

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

Price Range

\$535,000

&

\$575,000

Median sale price

Median price

\$745,000

Property Type

Apartment

Suburb

Glen Iris (3146)

Period - From

01/11/2022

to

31/10/2023

Source

Corelogic

Comparable property sales

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
7/39 AINTREE ROAD, GLEN IRIS VIC 3146	\$565,000	14/07/2023
11/1526 HIGH STREET, GLEN IRIS VIC 3146	\$575,000	13/10/2023
3/47 CARROLL CRESCENT, GLEN IRIS VIC 3146	\$535,000	03/06/2023

This Statement of Information was prepared on: 01/11/2023