

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

3/2 Osborne Avenue Glen Iris VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$819,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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

5/19 Richards Avenue Glen Iris VIC 3146	\$859,000	26-Jun-21
4/5 Howard Street Glen Iris VIC 3146	\$857,000	27-Mar-21
2/47 Osborne Avenue Glen Iris VIC 3146	\$800,000	10-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 05 July 2021



5/19 Richards Avenue Glen Iris VIC 3146

Sold Price

^{RS} **\$859,000**

Sold Date

26-Jun-21

2

1

2

Distance

1.57km



4/5 Howard Street Glen Iris VIC 3146

Sold Price

\$857,000

Sold Date

27-Mar-21

2

1

1

Distance

1.71km



2/47 Osborne Avenue Glen Iris VIC 3146

Sold Price

\$800,000

Sold Date

10-Feb-21

2

1

1

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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