

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

4/36-38 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$675,250

Property Type

Unit

Suburb

Glen Iris

Period - From

07/11/2023

to

06/11/2024

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	3/27 Clifton Rd HAWTHORN EAST 3123	\$845,000	26/10/2024
2	4/25 Iris Rd GLEN IRIS 3146	\$815,000	27/09/2024
3	2/300 Tooronga Rd GLEN IRIS 3146	\$880,000	13/07/2024

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:

07/11/2024 11:25

4/36-38 Osborne Avenue, Glen Iris Vic 3146



Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

07/11/2023 - 06/11/2024: \$675,250



3 1 1

Property Type:

Agent Comments

Comparable Properties



3/27 Clifton Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$845,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Unit



4/25 Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 2

Price: \$815,000

Method: Private Sale

Date: 27/09/2024

Property Type: Unit



2/300 Tooronga Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 2

Price: \$880,000

Method: Auction Sale

Date: 13/07/2024

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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