

#### 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	1/8 Osborne Avenue, Glen Iris Vic 3146
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$580,000	&	\$625,000

#### Median sale price

Median price	\$715,000	Hou	Ise	Unit	Х	Suburb	Glen Iris
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

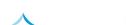
### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	3/25 Belmont Av.N GLEN IRIS 3146	\$625,000	27/07/2018
2	4/14 Illowa St MALVERN EAST 3145	\$600,000	28/04/2018
3	209/1555 Malvern Rd GLEN IRIS 3146	\$595,000	11/04/2018

#### 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.















Rooms: **Property Type: Agent Comments** 

**Indicative Selling Price** \$580,000 - \$625,000 **Median Unit Price** June quarter 2018: \$715,000

## Comparable Properties



3/25 Belmont Av.N GLEN IRIS 3146 (REI)





Price: \$625,000

Method: Sold Before Auction

Date: 27/07/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 



4/14 Illowa St MALVERN EAST 3145 (REI)

**-** 2







Price: \$600,000 Method: Auction Sale Date: 28/04/2018

Rooms: 3

Property Type: Apartment

Agent Comments



209/1555 Malvern Rd GLEN IRIS 3146 (REI)

**-** 2





Price: \$595,000 Method: Auction Sale Date: 11/04/2018

Rooms: -

Property Type: Apartment

Agent Comments

Account - Beller Real Estate | P: 03 9510 1966





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