

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

6/25 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$485,000 & \$530,000

Median sale price

Median price \$627,500 Property Type Unit Suburb Glen Iris

Period - From 01/04/2019 to 30/06/2019 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	12/40 Osborne Av GLEN IRIS 3146	\$547,000	14/09/2019
2	8/21-23 Parslow St MALVERN 3144	\$521,500	15/06/2019
3	3/71 Edgar St.N GLEN IRIS 3146	\$485,000	14/09/2019

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:

16/09/2019



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



12/40 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$547,000

Method: Auction Sale

Date: 14/09/2019

Property Type: Apartment



8/21-23 Parslow St MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$521,500

Method: Private Sale

Date: 15/06/2019

Property Type: Apartment

Land Size: 350 sqm approx



3/71 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$485,000

Method: Auction Sale

Date: 14/09/2019

Rooms: 3

Property Type: Apartment