Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

6/25 Osborne Avenue, Glen Iris Vic 3146
, and the second

Indicative selling price

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

Range between	\$485,000	&	\$530,000
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Median sale price

Median price	\$627,500	Pro	perty Type Ur	it		Suburb	Glen Iris
Period - From	01/04/2019	to	30/06/2019	Sc	urce	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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

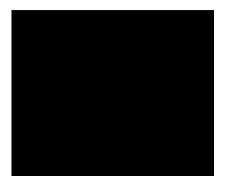
This Statement of Information was prepared on:	16/09/2019



hockingstuart

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> **Indicative Selling Price** \$485,000 - \$530,000 **Median Unit Price** June quarter 2019: \$627,500





Agent Comments

Comparable Properties



12/40 Osborne Av GLEN IRIS 3146 (REI)

Price: \$547,000 Method: Auction Sale Date: 14/09/2019

Property Type: Apartment

Agent Comments



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

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Price: \$521,500 Method: Private Sale Date: 15/06/2019

Property Type: Apartment Land Size: 350 sqm approx **Agent Comments**



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

-2

Price: \$485,000 Method: Auction Sale Date: 14/09/2019 Rooms: 3

Property Type: Apartment

Agent Comments

