



Rooms: 3

Property Type: apartment

Agent Comments

Comparable Properties



10/50-52 Tennyson St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$562,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 5

Property Type: Apartment



3/1464 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$538,000

Method: Private Sale

Date: 29/11/2016

Rooms: 3

Property Type: Apartment



10/5-7 Ascot St MALVERN 3144 (REI)

Agent Comments



Price: \$521,000

Method: Auction Sale

Date: 29/04/2017

Rooms: -

Property Type: Apartment

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

4/8 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$520,000

&

\$570,000

Median sale price

Median price

\$545,000

Unit

X

Suburb

Glen Iris

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

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
10/50-52 Tennyson St MALVERN EAST 3145	\$562,000	25/03/2017
3/1464 Malvern Rd GLEN IRIS 3146	\$538,000	29/11/2016
10/5-7 Ascot St MALVERN 3144	\$521,000	29/04/2017