

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

1/12 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$729,000

Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/01/2020

to

31/03/2020

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	2/8 Maitland St GLEN IRIS 3146	\$700,000	03/03/2020
2	8/840 Toorak Rd HAWTHORN EAST 3123	\$745,000	15/11/2019
3	10/6 Creswick St GLEN IRIS 3146	\$749,000	18/12/2019

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:

01/05/2020 16:06

1/12 Osborne Avenue, Glen Iris Vic 3146

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$729,000

Median Unit Price

March quarter 2020: \$690,000



3 1 2

Property Type: Apartment

Agent Comments

Comparable Properties



2/8 Maitland St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Sold Before Auction

Date: 03/03/2020

Property Type: Apartment



8/840 Toorak Rd HAWTHORN EAST 3123 (REI) Agent Comments

2 2 2

Price: \$745,000

Method: Sold Before Auction

Date: 15/11/2019

Property Type: Unit



10/6 Creswick St GLEN IRIS 3146 (VG)

Agent Comments

3 - -

Price: \$749,000

Method: Sale

Date: 18/12/2019

Property Type: Strata Unit/Flat

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