

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

1/51 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$690,000 & \$730,000

Median sale price

Median price \$710,000 House Unit X Suburb Glen Iris

Period - From 01/01/2017 to 31/12/2017 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	3/37 Aintree Rd GLEN IRIS 3146	\$698,000	28/10/2017
2	9/249 Burke Rd GLEN IRIS 3146	\$720,000	23/01/2018
3	34/1495 Malvern Rd GLEN IRIS 3146	\$725,000	18/11/2017

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.



2
 2
 1

Rooms:**Property Type:** Unit**Land Size:** 70 sqm approx. sqm approx**Agent Comments**

Single-level perfection with a stylish renovation. Discover spacious north-facing living, new modern kitchen, 2 large bedrooms with BIR, updated bathroom with laundry. Tidy courtyard with paved entertaining. An easy stroll to trendy Malvern Road cafes, shopping & Tooronga Station.

Indicative Selling Price

\$690,000 - \$730,000

Median Unit Price

Year ending December 2017: \$710,000

Comparable Properties

**3/37 Aintree Rd GLEN IRIS 3146 (REI/VG)****Agent Comments**

2
 1
 1

Price: \$698,000**Method:** Auction Sale**Date:** 28/10/2017**Rooms:** 4**Property Type:** Apartment**9/249 Burke Rd GLEN IRIS 3146 (REI)****Agent Comments**

2
 2
 1

Price: \$720,000**Method:** Private Sale**Date:** 23/01/2018**Rooms:** 5**Property Type:** Unit**34/1495 Malvern Rd GLEN IRIS 3146 (REI)****Agent Comments**

3
 2
 1

Price: \$725,000**Method:** Auction Sale**Date:** 18/11/2017**Rooms:** 5**Property Type:** Apartment