

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

2/31 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$530,000

&

\$570,000

Median sale price

Median price \$715,500

House

Unit

X

Suburb Glen Iris

Period - From 01/10/2016

to

30/09/2017

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	4/8 Osborne Av GLEN IRIS 3146	\$570,000	27/05/2017
2	10/1544 Malvern Rd GLEN IRIS 3146	\$563,500	28/10/2017
3	6/17 Belmont Av GLEN IRIS 3146	\$535,000	19/10/2017

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 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$530,000 - \$570,000

Median Unit Price

Year ending September 2017: \$715,500

Comparable Properties



4/8 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 4

Property Type: Apartment



10/1544 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$563,500

Method: Auction Sale

Date: 28/10/2017

Rooms: 4

Property Type: Apartment



6/17 Belmont Av GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$535,000

Method: Private Sale

Date: 19/10/2017

Rooms: 3

Property Type: Apartment