

Jay Price 9818 1888 0478 106 669 iprice@hockingstuart.com.au

#### 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		12/40 Osborne Avenue, Glen Iris Vic 3146								
Indicative sell	ing pric	e:e								
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$480,		000		&	\$520,000					
Median sale price										
Median price	\$635,00	0	Hou	ıse	Unit	Х		Suburb	Glen Iris	
Period - From	01/07/2	018	to	30/06/2019		Source	REIV			

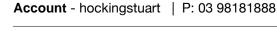
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	4/12 Edgar St GLEN IRIS 3146	\$550,000	21/08/2019
2	12/46 Edgar St GLEN IRIS 3146	\$538,000	17/08/2019
3	4/1587 Malvern Rd GLEN IRIS 3146	\$480,000	06/04/2019

#### 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.







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**Indicative Selling Price** \$480,000 - \$520,000 **Median Unit Price** Year ending June 2019: \$635,000



Rooms: 4

Property Type: Strata Unit/Flat Land Size: 65sqm sqm approx

**Agent Comments** 

Comprising spacious quality-fitted kitchen and light-filled living areas unfolding to a north balcony amidst leafy seclusion. A total feel-good package with heating/cooling, intercom and car space.

### Comparable Properties



4/12 Edgar St GLEN IRIS 3146 (REI)

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Price: \$550,000

Method: Sold Before Auction

Date: 21/08/2019

Rooms: -

Property Type: Apartment

**Agent Comments** 



12/46 Edgar St GLEN IRIS 3146 (REI)

Price: \$538,000 Method: Auction Sale Date: 17/08/2019

Rooms: -

Property Type: Apartment

Agent Comments

**Agent Comments** 



4/1587 Malvern Rd GLEN IRIS 3146 (REI/VG)

**-**2

Price: \$480,000 Method: Auction Sale Date: 06/04/2019

Rooms: 4

Property Type: Apartment

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