

## 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 selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000

&

\$520,000

#### Median sale price

Median price \$635,000

House

Unit

X

Suburb

Glen Iris

Period - From 01/07/2018

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.

	Address 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.



 2   
  1   
  1 Car space on title

**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)****Agent Comments**

 2   
  1   
  1

**Price:** \$550,000**Method:** Sold Before Auction**Date:** 21/08/2019**Rooms:** -**Property Type:** Apartment**12/46 Edgar St GLEN IRIS 3146 (REI)****Agent Comments**

 2   
  1   
  1

**Price:** \$538,000**Method:** Auction Sale**Date:** 17/08/2019**Rooms:** -**Property Type:** Apartment**4/1587 Malvern Rd GLEN IRIS 3146 (REI/VG)****Agent Comments**

 2   
  1   
  1

**Price:** \$480,000**Method:** Auction Sale**Date:** 06/04/2019**Rooms:** 4**Property Type:** Apartment