

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

6/34 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$630,000

Median sale price

Median price

\$686,750

House

Unit

X

Suburb

Glen Iris

Period - From

01/01/2018

to

31/12/2018

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	7/1887 Malvern Rd MALVERN EAST 3145	\$645,000	12/12/2018
2	1/8 Osborne Av GLEN IRIS 3146	\$617,000	17/10/2018
3	4/3 Osborne Av GLEN IRIS 3146	\$612,000	16/12/2018

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

\$630,000

Median Unit Price

Year ending December 2018: \$686,750



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7/1887 Malvern Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 12/12/2018

Rooms: 5

Property Type: Unit

Land Size: 1070 sqm approx



1/8 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$617,000

Method: Sold Before Auction

Date: 17/10/2018

Rooms: 4

Property Type: Apartment



4/3 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$612,000

Method: Auction Sale

Date: 16/12/2018

Rooms: 3

Property Type: Apartment