

# 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

5/19 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

\$400,000

&

\$440,000

### Median sale price

Median price

\$676,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/04/2021

to

30/06/2021

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	8/64 Stanhope St MALVERN 3144	\$435,000	28/04/2021
2	9/200 Wattletree Rd MALVERN 3144	\$420,000	09/04/2021
3	11/6 Osborne Av GLEN IRIS 3146	\$400,000	06/04/2021

**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.~~

This Statement of Information was prepared on:

15/07/2021 17:10

5/19 Osborne Avenue, Glen Iris Vic 3146

Andrew James

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**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

June quarter 2021: \$676,000



 1  1  1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**8/64 Stanhope St MALVERN 3144 (VG)**

**Agent Comments**

 1  -  -

**Price:** \$435,000

**Method:** Sale

**Date:** 28/04/2021

**Property Type:** Flat/Unit/Apartment (Res)



**9/200 Wattletree Rd MALVERN 3144 (VG)**

**Agent Comments**

 1  -  -

**Price:** \$420,000

**Method:** Sale

**Date:** 09/04/2021

**Property Type:** Strata Unit/Flat



**11/6 Osborne Av GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

 1  1  1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 06/04/2021

**Property Type:** Apartment

**Account** - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525