

## 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

3/44 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 \$1,000,000

&amp;

\$1,100,000

## Median sale price

Median price \$2,080,000

House

X

Unit

Suburb

Glen Iris

Period - From 01/10/2017

to

31/12/2017

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	3/2 Victor Rd GLEN IRIS 3146	\$1,160,000	02/09/2017
2	8/1522 Malvern Rd GLEN IRIS 3146	\$1,010,000	15/08/2017
3	5/1024 Toorak Rd CAMBERWELL 3124	\$905,000	19/08/2017

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.



3   
 2   
 2

**Rooms:****Property Type:** Townhouse

Agent Comments

Exceptional space with a low maintenance focus boasts a wonderfully convenient position in this remarkable three bedroom townhouse just a short walk from Malvern Road trams, Tooronga Station and bustling local cafes. Perfect for busy modern families or lifestyle seekers, it includes open plan living and dining, a fully equipped kitchen, main bedroom with WIR/ensuite, northern courtyard, two private balconies and remote double garage with internal access.

## Comparable Properties

**3/2 Victor Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,160,000**Method:** Auction Sale**Date:** 02/09/2017**Rooms:** 6**Property Type:** Townhouse (Res)**8/1522 Malvern Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

3   
 3   
 2

**Price:** \$1,010,000**Method:** Private Sale**Date:** 15/08/2017**Rooms:** 4**Property Type:** Townhouse (Single)**5/1024 Toorak Rd CAMBERWELL 3124 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$905,000**Method:** Auction Sale**Date:** 19/08/2017**Rooms:** 4**Property Type:** Unit