

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

9/40 Osborne Avenue Glen Iris VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$455,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$798,999

Property type

Unit

Suburb

Glen Iris

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

18/10-16 White Street Glen Iris VIC 3146	\$485,000	17-Feb-21
14/4 Wills Street Glen Iris VIC 3146	\$470,000	26-Jan-21
8/10-16 White Street Glen Iris VIC 3146	\$475,000	07-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 26 March 2021



18/10-16 White Street Glen Iris VIC 3146

Sold Price

^{RS} \$485,000 ^{UN}

Sold Date

17-Feb-21

2

1

1

Distance

1.1km



14/4 Wills Street Glen Iris VIC 3146

Sold Price

\$470,000

Sold Date

26-Jan-21

2

1

1

Distance

0.51km



8/10-16 White Street Glen Iris VIC 3146

Sold Price

\$475,000

Sold Date

07-Dec-20

2

1

1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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