

# 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 7/14 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)

Single price \$329,000 or range between &

### Median sale price

Median price \$ 730,000 Property type Unit Suburb GLEN IRIS  
Period - From 25/08/2021 to 21/02/2022 Source core\_logic

### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	1/14 Osborne Avenue Glen Iris Vic 3146	\$330,000	2022-02-08
2	10/14 Osborne Avenue Glen Iris Vic 3146	\$314,000	2021-11-20
3	5/56 Edgar Street North Glen Iris Vic 3146	\$300,000	2022-01-05

This Statement of Information was prepared on: 21/02/2022

