

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

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

