

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

50 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

\$1,525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Mar 2019

to

29 Feb 2020

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

35 Cawkwell Street Malvern VIC 3144	\$1,700,000	23-Nov-19
179 Finch Street Glen Iris VIC 3146	\$1,890,000	16-Nov-19
43 Parslow Street Malvern VIC 3144	\$1,540,000	26-Oct-19

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: 16 March 2020



35 Cawkwell Street Malvern VIC 3144

Sold Price **\$1,700,000^{UN}** Sold Date **23-Nov-19**

3 2 2

Distance **0.69km**



179 Finch Street Glen Iris VIC 3146

Sold Price **\$1,890,000** Sold Date **16-Nov-19**

3 2 2

Distance **0.75km**



43 Parslow Street Malvern VIC 3144

Sold Price **\$1,540,000** Sold Date **26-Oct-19**

3 2 2

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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