

## 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

4/19 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$777,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Sep 2021

to

31 Aug 2022

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

1010/770B TOORAK ROAD GLEN IRIS VIC 3146	\$395,000	06-Aug-22
12/12 IRVING STREET MALVERN VIC 3144	\$400,000	21-May-22
4/22 DERBY STREET ARMADALE VIC 3143	\$400,000	16-Mar-22

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.~~

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**1010/770B TOORAK ROAD GLEN  
IRIS VIC 3146**

1 1 1

Sold Price

**\$395,000**

Sold Date **06-Aug-22**

Distance **1.09km**



**12/12 IRVING STREET MALVERN  
VIC 3144**

1 1 1

Sold Price

**\$400,000**

Sold Date **21-May-22**

Distance **1.26km**



**4/22 DERBY STREET ARMADALE  
VIC 3143**

1 1 1

Sold Price

Sold Date **16-Mar-22**

Distance **2.37km**

RS = Recent sale

UN = Undisclosed Sale

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