

# 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

1/4 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

\$615,000

### Median sale price

Median price

\$707,500

Property Type

Unit

Suburb

Glen Iris

Period - From

01/07/2021

to

30/09/2021

Source

REIV

### 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 six 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
1	3/51-53 Victoria Rd.N MALVERN 3144	\$620,000	31/05/2021
2	8/3 Osborne Av GLEN IRIS 3146	\$615,000	10/07/2021
3			

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 six months.~~

This Statement of Information was prepared on:

26/11/2021 09:25

1/4 Osborne Avenue, Glen Iris Vic 3146

**Jellis  
Craig**

Kon Galitos

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**Indicative Selling Price**

\$615,000

**Median Unit Price**

September quarter 2021: \$707,500



 2  1  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**3/51-53 Victoria Rd.N MALVERN 3144 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 31/05/2021

**Property Type:** Apartment

**8/3 Osborne Av GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$615,000

**Method:** Auction Sale

**Date:** 10/07/2021

**Property Type:** Apartment

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.

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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