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

16/37 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$225,000		&		\$245,000			
Median sale pr	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	20/04/2021	to	19/04/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/1555 High St GLEN IRIS 3146	\$241,000	17/12/2021
2	11/6 Edgar St GLEN IRIS 3146	\$250,000	16/12/2021
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:

20/04/2022 14:46



Thomson:





Property Type: Strata Unit/Flat Land Size: 35 sqm approx Agent Comments Indicative Selling Price \$225,000 - \$245,000 Median Unit Price 20/04/2021 - 19/04/2022: \$680,000

Comparable Properties



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.

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