

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 consumer.vic.gov.au/underquoting

Range between

\$225,000

&

\$245,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Glen Iris

Period - From

20/04/2021

to

19/04/2022

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 | 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



1 1 1

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



1/1555 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

1 1 1

Price: \$241,000

Method: Private Sale

Date: 17/12/2021

Property Type: Apartment



11/6 Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments

1 1 1

Price: \$250,000

Method: Private Sale

Date: 16/12/2021

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 - Thomson | P: 03 95098244 | F: 95009693