

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 3/23 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$753,000 Property type Unit Suburb Glen Iris

Period - From 01/01/2021 to 31/03/2021 Source REIV

Comparable property sales

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 |
|----------------------------------|-----------|--------------|
| 6/45 Carroll Crescent, Glen Iris | \$550,000 | 14/04/2021 |
| 5/45 Carroll Crescent, Glen Iris | \$520,000 | 14/12/2020 |
| 1/260 Wattletree Road, Malvern | \$509,999 | 02/12/2020 |

This Statement of Information was prepared on: 26 May 2021