

## 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

14/56 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,464,000

Property type

House

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

5/1-3 KAIKOURA AVENUE HAWTHORN EAST VIC 3123	\$1,350,000	28-May-22
205/1220 MALVERN ROAD MALVERN VIC 3144	\$1,295,000	24-Jun-22
7/717 TOORAK ROAD KOOYONG VIC 3144	\$1,250,000	26-Jun-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.~~

This Statement of Information was prepared on: 20 September 2022



**5/1-3 KAIKOURA AVENUE  
HAWTHORN EAST VIC 3123**

 3  3  2

Sold Price **\$1,350,000** Sold Date **28-May-22**

Distance **0.86km**



**205/1220 MALVERN ROAD  
MALVERN VIC 3144**

 3  2  2

Sold Price **\$1,295,000** Sold Date **24-Jun-22**

Distance **1.19km**



**7/717 TOORAK ROAD KOOYONG  
VIC 3144**

 3  2  2

Sold Price **\$1,250,000** Sold Date **26-Jun-22**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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