Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/17 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting			
Range betwee	\$1,100,000		&		\$1,210,000				
Median sale p	rice								
Median price	\$1,340,000	Pro	operty Type	Том	nhouse		Suburb	Glen Iris	
Period - From	03/09/2023	to	02/09/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	6/4 Edgar St GLEN IRIS 3146	\$1,250,000	24/04/2024
2	4/36 Anderson Rd HAWTHORN EAST 3123	\$1,100,000	19/04/2024
3	2/16 Osborne Av GLEN IRIS 3146	\$1,250,000	23/03/2024

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:

03/09/2024 11:04



6/17 Osborne Avenue, Glen Iris Vic 3146



Jay Price 0478 106 669 jay.price@belleproperty.com





Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$1,100,000 - \$1,210,000 Median Townhouse Price 03/09/2023 - 02/09/2024: \$1,340,000

Comparable Properties



6/4 Edgar St GLEN IRIS 3146 (VG)



Price: \$1,250,000 Method: Sale Date: 24/04/2024 Property Type: Flat/Unit/Apartment (Res)

4/36 Anderson Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments

Agent Comments



Price: \$1,100,000 Method: Sold Before Auction Date: 19/04/2024 Property Type: Townhouse (Res)



2/16 Osborne Av GLEN IRIS 3146 (REI/VG)



G) Agent Comments

Price: \$1,250,000 Method: Auction Sale Date: 23/03/2024 Property Type: Townhouse (Res)

Account - Belle Property Glen Iris | P: 03 98181888



propertydata

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