

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

6/17 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,340,000

Property Type

Townhouse

Suburb

Glen Iris

Period - From

03/09/2023

to

02/09/2024

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	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



3 2 1

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

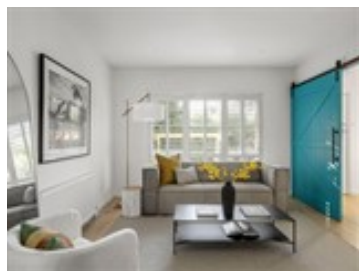


6/4 Edgar St GLEN IRIS 3146 (VG)

Agent Comments

3 - -

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

3 1 2

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)

Agent Comments

3 2 2

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