

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

1/43 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$800,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2023 to 30/06/2023 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	14 Arthur St MALVERN 3144	\$1,430,000	04/03/2023
2	2b Golden Qdrnt GLEN IRIS 3146	\$1,294,000	01/07/2023
3	3/42c Edgar St GLEN IRIS 3146	\$1,200,000	16/03/2023

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:

10/08/2023 10:29



 3  2  3

Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Unit Price
June quarter 2023: \$800,000

Comparable Properties



14 Arthur St MALVERN 3144 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,430,000
Method: Auction Sale
Date: 04/03/2023
Property Type: Townhouse (Res)
Land Size: 233 sqm approx



2b Golden Qdrnt GLEN IRIS 3146 (REI)

Agent Comments

 2  2  1

Price: \$1,294,000
Method: Auction Sale
Date: 01/07/2023
Property Type: Townhouse (Res)



3/42c Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  2  1

Price: \$1,200,000
Method: Private Sale
Date: 16/03/2023
Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000