

# 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

12/14 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)

Single price \$269,000

### Median sale price

Median price \$747,500

Property Type Unit

Suburb Glen Iris

Period - From 01/10/2022

to 30/09/2023

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	11/9 Ascot St MALVERN 3144	\$308,000	02/11/2023
2	10/1555 High St GLEN IRIS 3146	\$295,000	19/10/2023
3	2/56 Edgar St GLEN IRIS 3146	\$279,000	08/09/2023

**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:

18/11/2023 13:26



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$269,000

**Median Unit Price**

Year ending September 2023: \$747,500

## Comparable Properties



11/9 Ascot St MALVERN 3144 (REI)

Agent Comments

1 1 1

**Price:** \$308,000

**Method:** Private Sale

**Date:** 02/11/2023

**Property Type:** Apartment



10/1555 High St GLEN IRIS 3146 (REI)

Agent Comments

1 1 1

**Price:** \$295,000

**Method:** Private Sale

**Date:** 19/10/2023

**Property Type:** House

2/56 Edgar St GLEN IRIS 3146 (VG)

Agent Comments

1 - -

**Price:** \$279,000

**Method:** Sale

**Date:** 08/09/2023

**Property Type:** Strata Unit/Flat

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