

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

2/16 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 & \$1,200,000

Median sale price

Median price \$2,492,500 Property Type House Suburb Glen Iris

Period - From 01/01/2023 to 31/12/2023 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	5/1506 Malvern Rd GLEN IRIS 3146	\$1,260,000	03/10/2023
2	4/2 Victor Rd GLEN IRIS 3146	\$1,192,000	08/12/2023
3	10/1781 Malvern Rd GLEN IRIS 3146	\$1,180,000	11/10/2023

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:

28/02/2024 12:03



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2023: \$2,492,500

Comparable Properties



5/1506 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 2 1

Price: \$1,260,000

Method: Private Sale

Date: 03/10/2023

Property Type: Townhouse (Single)



4/2 Victor Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

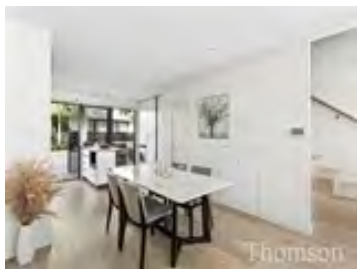
3 2 2

Price: \$1,192,000

Method: Private Sale

Date: 08/12/2023

Property Type: Townhouse (Single)



10/1781 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 3 2

Price: \$1,180,000

Method: Private Sale

Date: 11/10/2023

Property Type: Townhouse (Single)

Account - Marshall White | P: 03 9822 9999