## 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 2D Osborne Avenue, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$2,492,500	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	3/41 Edgar St GLEN IRIS 3146	\$1,641,000	04/01/2024
2	1/10 Willow St MALVERN 3144	\$1,606,000	16/12/2023
3	2/110 Burke Rd MALVERN EAST 3145	\$1,600,000	25/09/2023

OR

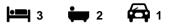
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

21/02/2024 13:43







**Property Type:** House (Previously Occupied - Detached) Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price Year ending December 2023: \$2,492,500

# **Comparable Properties**



3/41 Edgar St GLEN IRIS 3146 (REI)



Price: \$1,641,000 Method: Private Sale Date: 04/01/2024 Property Type: House Agent Comments

Agent Comments



1/10 Willow St MALVERN 3144 (REI)

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Price: \$1,606,000 Method: Auction Sale Date: 16/12/2023 Property Type: Townhouse (Res)



2/110 Burke Rd MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$1,600,000 Method: Private Sale Date: 25/09/2023 Property Type: House

#### Account - Marshall White | P: 03 9822 9999



property data

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