

# 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

3/51 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)

Range between \$650,000 & \$710,000

### Median sale price

Median price \$760,000 Property Type Unit 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	3/13 Lomond St GLEN IRIS 3146	\$735,000	30/01/2024
2	1/24 Edgar St GLEN IRIS 3146	\$685,000	12/12/2023
3	2/1a Cressy St MALVERN 3144	\$630,400	18/11/2023

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:

02/04/2024 15:00



2   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$650,000 - \$710,000

**Median Unit Price**

Year ending December 2023: \$760,000

## Comparable Properties



**3/13 Lomond St GLEN IRIS 3146 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$735,000

**Method:** Auction Sale

**Date:** 30/01/2024

**Property Type:** Unit

**Land Size:** 139 sqm approx



**1/24 Edgar St GLEN IRIS 3146 (VG)**

Agent Comments

2   -   -

**Price:** \$685,000

**Method:** Sale

**Date:** 12/12/2023

**Property Type:** Strata Unit/Flat



**2/1a Cressy St MALVERN 3144 (REI/VG)**

Agent Comments

2   1   2

**Price:** \$630,400

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Apartment