

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

5/13 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$840,000 & \$895,000

Median sale price

Median price \$742,500 Property Type Unit Suburb Glen Iris

Period - From 17/01/2023 to 16/01/2024 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	1/35 Johnstone St MALVERN 3144	\$890,000	18/11/2023
2	3/35 Johnstone St MALVERN 3144	\$861,000	23/11/2023
3			

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: 17/01/2024 11:57



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/35 Johnstone St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$890,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Townhouse (Res)



3/35 Johnstone St MALVERN 3144 (REI)

Agent Comments



Price: \$861,000

Method: Sold Before Auction

Date: 23/11/2023

Property Type: Unit

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.