

# 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 6/5-7 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 \$770,000 & \$840,000

### Median sale price

Median price \$790,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2023 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	4/5 Clifton Rd HAWTHORN EAST 3123	\$830,000	17/11/2023
2	6/142-144 Milton Pde GLEN IRIS 3146	\$820,000	21/12/2023
3	5/13 Belmont Av GLEN IRIS 3146	\$790,000	21/12/2023

**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: 12/02/2024 14:07



**Property Type:** Unit

**Agent Comments**

An elegant single level design and a brilliant lifestyle location offer unbeatable low maintenance living in this impeccably renovated two-bedroom unit positioned just a short stroll from Harold Holt Swim Centre, High Street trams and local cafes.

**Indicative Selling Price**

\$770,000 - \$840,000

**Median Unit Price**

December quarter 2023: \$790,000

## Comparable Properties



**4/5 Clifton Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**



**Price:** \$830,000

**Method:** Private Sale

**Date:** 17/11/2023

**Property Type:** Villa



**6/142-144 Milton Pde GLEN IRIS 3146 (REI)**

**Agent Comments**



**Price:** \$820,000

**Method:** Private Sale

**Date:** 21/12/2023

**Property Type:** Unit



**5/13 Belmont Av GLEN IRIS 3146 (REI/VG)**

**Agent Comments**



**Price:** \$790,000

**Method:** Private Sale

**Date:** 21/12/2023

**Property Type:** Unit