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	1/6 Osborne Avenue, Glen Iris, VIC 3146

Indicative selling price

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

Single price		or range between	$500,000	&	$525,000

Median sale price

Median price	$ 685,000	Property type	Unit	Suburb	GLEN IRIS
Period - From	02/12/2019	to	02/06/2020	Source	CoreLogic

Comparable property sales

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 3/10-16 White Street Glen Iris	$500,000	04/03/2020
2 3/45 Carroll Crescent Glen Iris	$511,400	09/01/2020
3 2/245 Burke Road Glen Iris	$534,000	20/12/2019

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: 02/06/2020