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	3/21 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,322,500 Property Type Townhouse Suburb Glen Iris

Period - From 22/07/2023 to 21/07/2024 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	2d Osborne Av GLEN IRIS 3146	$1,310,000	15/04/2024
2	4/21 Osborne Av GLEN IRIS 3146	$1,280,000	14/06/2024
3	2/16 Osborne Av GLEN IRIS 3146	$1,250,000	23/03/2024

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: 22/07/2024 11:06

3/21 Osborne Avenue, Glen Iris Vic 3146

shelter. Real Estate
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3 2 1

Rooms: 5
Property Type: Townhouse

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
22/07/2023 - 21/07/2024: $1,322,500

Agent Comments

Set over two levels and styled to perfection, this low maintenance home bestows an array of indoor and outdoor living and entertaining options.

Comparable Properties



2d Osborne Av GLEN IRIS 3146 (REI)

3 2 1

Price: $1,310,000
Method: Private Sale
Date: 15/04/2024
Property Type: House

Agent Comments



4/21 Osborne Av GLEN IRIS 3146 (REI)

3 2 2

Price: $1,280,000
Method: Sold Before Auction
Date: 14/06/2024
Property Type: Townhouse (Res)

Agent Comments



2/16 Osborne Av GLEN IRIS 3146 (REI)

3 2 2

Price: $1,250,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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