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	9/29 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Single price $679,000

Median sale price

Median price $699,000 Property Type Unit Suburb Glen Iris

Period - From 01/07/2024 to 30/09/2024 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	6/281 Tooronga Rd GLEN IRIS 3146	$660,000	10/10/2024
2	5/46 Maitland St GLEN IRIS 3146	$680,000	02/05/2024
3	1/4 Osborne Av GLEN IRIS 3146	$650,000	29/04/2024

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: 15/10/2024 12:24

9/29 Osborne Avenue, Glen Iris Vic 3146

shelter. Real Estate
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2 2 1

Property Type: Apartment

Agent Comments

Built to an exceptional standard with premium appointments throughout, this spacious and elevated apartment offers an enticing oasis of sophisticated style and quality in a convenient address.

Indicative Selling Price
$679,000
Median Unit Price
September quarter 2024: $699,000

Comparable Properties



6/281 Tooronga Rd GLEN IRIS 3146 (REI)

2 2 1

Price: $660,000
Method: Private Sale
Date: 10/10/2024
Property Type: Apartment

Agent Comments



5/46 Maitland St GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $680,000
Method: Private Sale
Date: 02/05/2024
Property Type: Apartment

Agent Comments



1/4 Osborne Av GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $650,000
Method: Private Sale
Date: 29/04/2024
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE
propertydata.com.au

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