

CASTRAN

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

1/29 OSBORNE AVE, GLEN IRIS

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between &

Median sale price

(*Delete house or unit as applicable)

Median price *Unit Suburb

Period - From to Source

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
7/34 EDGAR STREET, GLEN IRIS	\$726,000	24/03/2018
1/23 OSBORNE AVE, GLEN IRIS	\$710,000	17/03/2018
13/1526 HIGH ST, GLEN IRIS	\$670,000	16/12/2017