

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

12 Penrhyn Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,200,000

&

\$2,420,000

Median sale price

Median price \$2,620,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2021

to 30/06/2021

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	30 Chaleyer St GLEN IRIS 3146	\$2,580,000	17/04/2021
2	56 Warner Av ASHBURTON 3147	\$2,385,000	19/06/2021
3	48 Queens Pde GLEN IRIS 3146	\$2,200,000	24/07/2021

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:

15/09/2021 16:25



4 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 657 sqm approx

Agent Comments

In a peaceful family avenue just a short stroll from Burwood Reserve, the inspired design of this family home beautifully matches generous four bedroom two bathroom accommodation with single level convenience and a leafy easy care garden.

Indicative Selling Price

\$2,200,000 - \$2,420,000

Median House Price

June quarter 2021: \$2,620,000

Comparable Properties



30 Chaleyer St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$2,580,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 693 sqm approx



56 Warner Av ASHBURTON 3147 (REI/VG)

Agent Comments

4 2 2

Price: \$2,385,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 600 sqm approx



48 Queens Pde GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,200,000

Method: Auction Sale

Date: 24/07/2021

Property Type: House (Res)

Land Size: 668 sqm approx