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 betwee	\$2,200,000		&		\$2,420,000					
Median sale p	rice									
Median price	\$2,620,000	Pro	operty Type	Hous	se		Suburb	Glen Iris		
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Add	dress 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



12 Penrhyn Avenue, Glen Iris Vic 3146



zali@shelterrealestate.com.au

June guarter 2021: \$2,620,000

Indicative Selling Price \$2,200,000 - \$2,420,000

Median House Price

Zali Reynolds 03 9889 3990 0422 576 049





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.

Comparable Properties



30 Chaleyer St GLEN IRIS 3146 (REI/VG)

56 Warner Av ASHBURTON 3147 (REI/VG)

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Price: \$2,580,000 Method: Auction Sale Date: 17/04/2021 Property Type: House (Res) Land Size: 693 sqm approx Agent Comments

Agent Comments

Agent Comments



Price: \$2,385,000 Method: Auction Sale Date: 19/06/2021 Property Type: House (Res) Land Size: 600 sqm approx

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shelter.

48 Queens Pde GLEN IRIS 3146 (REI)



Price: \$2,200,000 Method: Auction Sale Date: 24/07/2021 Property Type: House (Res)

Land Size: 668 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990

propertydata



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