

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

6/2A Kenilworth Grove, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$740,000

&

\$780,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Glen Iris

Period - From

12/11/2019

to

11/11/2020

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	105/84 Burke Rd MALVERN EAST 3145	\$769,000	11/06/2020
2	3/840 Toorak Rd HAWTHORN EAST 3123	\$760,000	24/10/2020
3			

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:

12/11/2020 16:29



 2  1  2

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$740,000 - \$780,000

Median Unit Price

12/11/2019 - 11/11/2020: \$700,000

Comparable Properties



105/84 Burke Rd MALVERN EAST 3145 (VG)

Agent Comments

 2  -  -

Price: \$769,000

Method: Sale

Date: 11/06/2020

Property Type: Strata Unit/Flat



3/840 Toorak Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 2  2  2

Price: \$760,000

Method: Private Sale

Date: 24/10/2020

Property Type: Villa

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.