

## 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

7/12 Kenilworth Grove, Glen Iris Vic 3146

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,260,000

#### Median sale price

Median price \$2,055,000

House

X

Unit

Suburb Glen Iris

Period - From 01/07/2017

to

30/06/2018

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	15 Norfolk PI MALVERN 3144	\$1,325,000	26/02/2018
2	1/45 Thanet St MALVERN 3144	\$1,237,000	28/07/2018
3	4/52 Cawkwell St MALVERN 3144	\$1,230,000	28/02/2018

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.



3 2.5 2

**Rooms:**

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**15 Norfolk PI MALVERN 3144 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,325,000

**Method:** Private Sale

**Date:** 26/02/2018

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 88 sqm approx



**1/45 Thanet St MALVERN 3144 (REI)**

Agent Comments

2 1 2

**Price:** \$1,237,000

**Method:** Auction Sale

**Date:** 28/07/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



**4/52 Cawkwell St MALVERN 3144 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 28/02/2018

**Rooms:** -

**Property Type:** Townhouse (Res)