

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

205/2a Kenilworth Grove, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$1,099,550

Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/01/2020

to

31/03/2020

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 | 2/9 Belmont Av GLEN IRIS 3146 | \$1,145,000 | 14/03/2020 |
| 2 | 204/1457 High St GLEN IRIS 3146 | \$1,100,000 | 08/05/2020 |
| 3 | 201/1011 Toorak Rd CAMBERWELL 3124 | \$1,050,000 | 01/06/2020 |

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:

16/06/2020 11:19



3 2 2

Property Type:
Agent Comments

Indicative Selling Price
\$1,099,550
Median Unit Price
March quarter 2020: \$690,000

Comparable Properties



2/9 Belmont Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,145,000
Method: Auction Sale
Date: 14/03/2020
Property Type: Apartment



204/1457 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Private Sale
Date: 08/05/2020
Property Type: Apartment



201/1011 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 3

Price: \$1,050,000
Method: Private Sale
Date: 01/06/2020
Rooms: 6
Property Type: Apartment