Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/2 Penrhyn Avenue, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$2,492,500	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/01/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	1/7 Y St ASHBURTON 3147	\$1,565,000	27/03/2024
2	111 Roslyn St BURWOOD 3125	\$1,570,000	17/02/2024
3	1/2 Tyne St CAMBERWELL 3124	\$1,588,000	09/12/2023

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:

09/04/2024 09:19









Rooms: 5 Property Type: Townhouse Agent Comments David Macmillan 03 9810 5000 0411 111 108 davidmacmillan@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price Year ending December 2023: \$2,492,500

Comparable Properties



1/7 Y St ASHBURTON 3147 (REI)



Price: \$1,565,000 Method: Private Sale Date: 27/03/2024 Property Type: Townhouse (Single) Agent Comments



111 Roslyn St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,570,000 Method: Auction Sale Date: 17/02/2024 Property Type: Townhouse (Res) Land Size: 404 sqm approx



1/2 Tyne St CAMBERWELL 3124 (REI/VG)

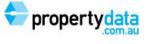


Agent Comments

Price: \$1,588,000 Method: Auction Sale Date: 09/12/2023 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511





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