# 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 3/12 Kenilworth Grove, Glen Iris Vic 3146

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	en \$1,400,000		&		\$1,540,000			
Median sale price								
Median price	\$1,345,000	Pro	operty Type	Том	nhouse		Suburb	Glen Iris
Period - From	04/06/2024	to	03/06/2025		So	ource	Property	/ Data

## 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	2a Osborne Av GLEN IRIS 3146	\$1,410,000	17/05/2025
2	74 Gardiner Pde GLEN IRIS 3146	\$1,525,000	01/03/2025
3	1/56 Osborne Av GLEN IRIS 3146	\$1,442,000	06/12/2024

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:

04/06/2025 14:57









Rooms: 5 Property Type: Townhouse Agent Comments Steve Burke 03 9818 1888 0448 331 653 steve.burke@belleproperty.com

Indicative Selling Price \$1,400,000 - \$1,540,000 Median Townhouse Price 04/06/2024 - 03/06/2025: \$1,345,000

# **Comparable Properties**

2a Osborne Av GLEN IRIS 3146 (REI)   3 2 2   Price: \$1,410,000   Method: Auction Sale   Date: 17/05/2025   Property Type: House (Res)   Land Size: 183 sqm approx	Agent Comments
74 Gardiner Pde GLEN IRIS 3146 (REI/VG) 3 2 2 2 Price: \$1,525,000 Method: Auction Sale Date: 01/03/2025 Property Type: House (Res) Land Size: 224 sqm approx	Agent Comments
1/56 Osborne Av GLEN IRIS 3146 (REI/VG) 3 2 2 2 Price: \$1,442,000 Method: Sold Before Auction Date: 06/12/2024 Property Type: Townhouse (Res)	Agent Comments

#### Account - Belle Property Glen Iris | P: 03 98181888



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