

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 Penrhyn Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,000,000 & \$2,100,000

Median sale price

Median price \$2,420,000 Property Type House Suburb Glen Iris

Period - From 01/04/2024 to 30/06/2024 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.

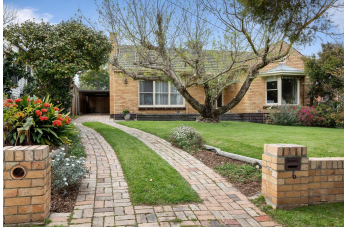
	Address of comparable property	Price	Date of sale
1	5 Aylwin Av BURWOOD 3125	\$2,060,000	31/08/2024
2	307 High St ASHBURTON 3147	\$2,046,500	24/08/2024
3	34 Grandview Av GLEN IRIS 3146	\$2,062,000	27/07/2024

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:

09/09/2024 10:18



3 1 4

Property Type: House
Land Size: 860 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,100,000
Median House Price
June quarter 2024: \$2,420,000

Comparable Properties



5 Aylwin Av BURWOOD 3125 (REI)

Agent Comments

4 3 3

Price: \$2,060,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 942 sqm approx



307 High St ASHBURTON 3147 (REI)

Agent Comments

4 2 3

Price: \$2,046,500
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 836 sqm approx



34 Grandview Av GLEN IRIS 3146 (REI)

Agent Comments

3 1 1

Price: \$2,062,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 614 sqm approx

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