

# 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

11 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)

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$1,865,000 Property Type House Suburb Glen Iris

Period - From 01/10/2018 to 30/09/2019 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 | 12 Barina Rd GLEN IRIS 3146       | \$2,050,000 | 13/09/2019   |
| 2 | 191 Burke Rd GLEN IRIS 3146       | \$1,920,000 | 31/08/2019   |
| 3 | 14 Ferncroft Av MALVERN EAST 3145 | \$1,730,000 | 21/09/2019   |

**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:

29/10/2019 10:24



3   2   0

**Property Type:** House  
**Land Size:** 1021 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,800,000 - \$1,980,000  
**Median House Price**  
 Year ending September 2019: \$1,865,000

## Comparable Properties



12 Barina Rd GLEN IRIS 3146 (REI)

Agent Comments

5   2   2

**Price:** \$2,050,000  
**Method:** Private Sale  
**Date:** 13/09/2019  
**Property Type:** House (Res)  
**Land Size:** 675 sqm approx



191 Burke Rd GLEN IRIS 3146 (REI)

Agent Comments

4   1   2

**Price:** \$1,920,000  
**Method:** Auction Sale  
**Date:** 31/08/2019  
**Property Type:** House (Res)



14 Ferncroft Av MALVERN EAST 3145 (REI)

Agent Comments

3   1   2

**Price:** \$1,730,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Property Type:** House (Res)  
**Land Size:** 582 sqm approx