

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 33a Scott Grove, Glen Iris Vic 3146

Indicative selling price

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

Single price \$1,995,000

Median sale price

Median price \$1,970,000

Property type House

Suburb Glen Iris

Period - From 01/07/2020

to

30/09/2020

Source REIV

Comparable property sales

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
7 Ailsa Avenue, Malvern East	\$1,981,000	21/11/2020
18 Gaynor Court, Malvern	\$1,940,000	10/11/2020
2 Dene Avenue, Malvern East	\$1,942,000	04/07/2020

This Statement of Information was prepared on: 28 November 2020