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

1/42 Scott Grove, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$700,000		&		\$750,000			
Median sale pi	rice							
Median price	\$690,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/01/2020	to	31/03/2020		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.

Ado	dress of comparable property	Price	Date of sale
1	9/3 Bickleigh St GLEN IRIS 3146	\$710,000	14/03/2020
2	5/5-6 Creswick St GLEN IRIS 3146	\$709,000	15/02/2020
3	2/8 Maitland St GLEN IRIS 3146	\$700,000	03/03/2020

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:

22/05/2020 17:42



1/42 Scott Grove, Glen Iris Vic 3146



Coogley Imagery c2020, CMES / Alrbus, Maxar Technologies



Property Type: Flat Land Size: 106.09 sqm approx Agent Comments Jay Price 9818 1888 0478 106 669 jprice@hockingstuart.com.au

Indicative Selling Price \$700,000 - \$750,000 Median Unit Price March quarter 2020: \$690,000

Comparable Properties



9/3 Bickleigh St GLEN IRIS 3146 (REI)



Price: \$710,000 Method: Auction Sale Date: 14/03/2020 Property Type: Apartment Agent Comments

Agent Comments

Agent Comments



Price: \$709,000 Method: Auction Sale Date: 15/02/2020 Property Type: Unit

2



2/8 Maitland St GLEN IRIS 3146 (REI/VG)

5/5-6 Creswick St GLEN IRIS 3146 (REI/VG)

1



Price: \$700,000

Price: \$700,000 Method: Sold Before Auction Date: 03/03/2020 Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.