

# 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

3/5 Scott 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)

Single price

\$1,025,000

### Median sale price

Median price

\$705,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/01/2021

to

31/12/2021

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	3/2-6 Fraser St MALVERN 3144	\$1,030,000	16/12/2021
2	4/373 Wattletree Rd MALVERN EAST 3145	\$1,015,000	14/02/2022
3	1/18 Peace St GLEN IRIS 3146	\$1,000,000	13/12/2021

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:

21/03/2022 14:50



 2  1  2

**Property Type:** Villa

Agent Comments

**Indicative Selling Price**

\$1,025,000

**Median Unit Price**

Year ending December 2021: \$705,000

## Comparable Properties



**3/2-6 Fraser St MALVERN 3144 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$1,030,000

**Method:** Auction Sale

**Date:** 16/12/2021

**Property Type:** House (Res)



**4/373 Wattletree Rd MALVERN EAST 3145 (REI)**

Agent Comments

 2  1  1

**Price:** \$1,015,000

**Method:** Sold Before Auction

**Date:** 14/02/2022

**Property Type:** Apartment



**1/18 Peace St GLEN IRIS 3146 (REI/VG)**

Agent Comments

 2  1  2

**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 13/12/2021

**Property Type:** Villa

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199