Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/5 Scott Grove, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$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.

Add	dress 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









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)



Price: \$1,030,000 Method: Auction Sale Date: 16/12/2021 Property Type: House (Res) Agent Comments



4/373 Wattletree Rd MALVERN EAST 3145 (REI) 2 4 1 2 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

Agent Comments

Price: \$1,000,000 Method: Private Sale Date: 13/12/2021 Property Type: Villa

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



propertydata

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