

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

4-30 Scott Grove, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/04/2019

to

31/03/2020

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	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	3/13 Lomond St GLEN IRIS 3146	\$690,000	05/03/2020

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:

06/07/2020 11:19



2
 1
 1

Property Type: Villa (Res)**Land Size:** 95 (Including Garage)
sqm approx**Agent Comments****Indicative Selling Price**

\$700,000 - \$770,000

Median Unit Price

Year ending March 2020: \$650,000

Situated in beautiful tree-lined Scott Grove, this charming villa is the carefree base you've been seeking. Nestled towards the rear of a pretty village-like group – with only one owner since new – it is ready for its next chapter. And although extremely comfortable as is, it is also the perfect blank canvas to add your personal touch and really make it your own. Spanning one light-lavished level, accommodation includes an inviting lounge & dining room (split system & heater), large kitchen, bright bathroom, easy-care courtyard & garage. It is close to trams, schools, shops & cafes.

Comparable Properties

**9/3 Bickleigh St GLEN IRIS 3146 (REI/VG)****Agent Comments**

2
 1
 1

Price: \$710,000**Method:** Auction Sale**Date:** 14/03/2020**Property Type:** Apartment**5/5-6 Creswick St GLEN IRIS 3146 (REI/VG)****Agent Comments**

2
 1
 1

Price: \$709,000**Method:** Auction Sale**Date:** 15/02/2020**Property Type:** Unit**3/13 Lomond St GLEN IRIS 3146 (REI/VG)****Agent Comments**

2
 1
 1

Price: \$690,000**Method:** Private Sale**Date:** 05/03/2020**Property Type:** Unit