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	3/17 Scott Grove, Glen Iris Vic 3146

Indicative selling price

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

Single price $1,480,000

Median sale price

Median price $1,123,750 Property Type Townhouse Suburb Glen Iris

Period - From 05/07/2021 to 04/07/2022 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		
2		
3		

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: 05/07/2022 13:09

3/17 Scott Grove, Glen Iris Vic 3146

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4 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 193 sqm approx

Indicative Selling Price
$1,480,000
Median Townhouse Price
05/07/2021 - 04/07/2022: $1,123,750

Agent Comments

Double garage, powder room, ground floor master bedroom with ensuite, 3 additional bedrooms (or 2 plus home office), boutique group of 4

Comparable Properties

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.

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