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	5/35 Scott Grove, Glen Iris Vic 3146

Indicative selling price

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

Single price: $545,000

Median sale price

Median price: $707,500 | Property Type: Unit | Suburb: Glen Iris

Period - From: 01/07/2021 to: 30/09/2021 | 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	10/1484 Malvern Rd GLEN IRIS 3146	$560,000	10/07/2021
2	5/4 Payne St GLEN IRIS 3146	$550,000	06/08/2021
3	104/14 Illowa St MALVERN EAST 3145	$550,000	25/06/2021

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: 28/10/2021 09:46

5/35 Scott Grove, Glen Iris Vic 3146



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$545,000
Median Unit Price
September quarter 2021: $707,500

Comparable Properties



10/1484 Malvern Rd GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $560,000
Method: Auction Sale
Date: 10/07/2021
Property Type: Apartment

Agent Comments



5/4 Payne St GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $550,000
Method: Private Sale
Date: 06/08/2021
Property Type: Apartment

Agent Comments



104/14 Illowa St MALVERN EAST 3145 (REI/VG)

2 1 1

Price: $550,000
Method: Sold Before Auction
Date: 25/06/2021
Property Type: Apartment

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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