

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$676,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2021 to 30/06/2021 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	3/1690 Malvern Rd GLEN IRIS 3146	\$600,000	17/07/2021
2	8/60 Edgar St.N GLEN IRIS 3146	\$553,000	28/05/2021
3	6/45 Carroll Cr GLEN IRIS 3146	\$550,000	14/04/2021

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:

07/10/2021 10:11



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

June quarter 2021: \$676,000

Comparable Properties



3/1690 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 17/07/2021

Rooms: 4

Property Type: Apartment



8/60 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments



Price: \$553,000

Method: Sold Before Auction

Date: 28/05/2021

Rooms: 4

Property Type: Apartment



6/45 Carroll Cr GLEN IRIS 3146 (VG)

Agent Comments



Price: \$550,000

Method: Sale

Date: 14/04/2021

Property Type: Flat/Unit/Apartment (Res)

Account - RT Edgar | P: 03 9826 1000