

## 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 4/23 Scott Grove, Glen Iris Vic 3146

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,250,000

#### Median sale price

Median price \$812,000 House Unit X Suburb Glen Iris

Period - From 01/07/2017 to 30/09/2017 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.



3 2 2

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000

**Median Unit Price**  
September quarter 2017: \$812,000

## Comparable Properties



**8/39-41 Grant St MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,220,000  
**Method:** Auction Sale  
**Date:** 22/07/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Res)



**1/243 Burke Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

3 3 2

**Price:** \$1,215,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** 6  
**Property Type:** Townhouse (Res)

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.