

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

221 Tooronga Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,980,000

&

\$2,095,000

Median sale price

Median price \$2,550,500

Property Type House

Suburb Glen Iris

Period - From 01/01/2023

to 31/03/2023

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	6 Gladstone Av ARMADALE 3143	\$2,085,000	25/03/2023
2	1827-1829 Malvern Rd GLEN IRIS 3146	\$2,055,000	25/05/2023
3	4 Great Valley Rd GLEN IRIS 3146	\$1,950,000	13/02/2023

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:

27/06/2023 13:17



 4  3  1

Property Type: House (Res)

Agent Comments

Comparable Properties



6 Gladstone Av ARMADALE 3143 (REI)

Agent Comments

 3  1  1

Price: \$2,085,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 480 sqm approx



1827-1829 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$2,055,000

Method: Sold Before Auction

Date: 25/05/2023

Property Type: House (Res)

Land Size: 782 sqm approx



4 Great Valley Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,950,000

Method: Sold Before Auction

Date: 13/02/2023

Property Type: House (Res)

Land Size: 501 sqm approx