

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

142 Tooronga Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$2,100,000

Median sale price

Median price

\$2,620,000

Property Type

House

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	249a Tooronga Rd GLEN IRIS 3146	\$2,210,000	09/06/2021
2	20 Hope St GLEN IRIS 3146	\$1,945,000	15/05/2021
3	38 Westgarth St MALVERN EAST 3145	\$2,110,000	20/04/2021

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:

30/07/2021 08:21

142 Tooronga Road, Glen Iris Vic 3146

**Jellis
Craig**

Kon Galitos

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Indicative Selling Price

\$2,100,000

Median House Price

June quarter 2021: \$2,620,000



4 2 1

Property Type: House

Agent Comments

Comparable Properties



249a Tooronga Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,210,000

Method: Private Sale

Date: 09/06/2021

Property Type: House



20 Hope St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 1

Price: \$1,945,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 279 sqm approx



38 Westgarth St MALVERN EAST 3145 (REI)

Agent Comments

3 1 2

Price: \$2,110,000

Method: Private Sale

Date: 20/04/2021

Property Type: House

Land Size: 395 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604