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

Period - From 01/04/2021

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	e \$2,100,000						
Median sale p	rice						
Median price	\$2,620,000	Property Type	House	Suburb Glen Iris			
Г							

Comparable property sales (*Delete A or B below as applicable)

to

30/06/2021

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.

Source REIV

Add	dress 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

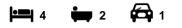
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

30/07/2021 08:21







Property Type: House Agent Comments

Kon Galitos 9593 4500 0414 902 680 kongalitos@jelliscraig.com.au

Indicative Selling Price \$2,100,000 Median House Price June quarter 2021: \$2,620,000

Comparable Properties



249a Tooronga Rd GLEN IRIS 3146 (REI)



Price: \$2,210,000 Method: Private Sale Date: 09/06/2021 Property Type: House Agent Comments

Agent Comments

Agent Comments



20 Hope St GLEN IRIS 3146 (REI/VG)

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)



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



propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.