

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

101/281 TOORONGA ROAD GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

405/1567 HIGH STREET GLEN IRIS VIC 3146	\$1,060,000	09-Dec-24
3/1522 MALVERN ROAD GLEN IRIS VIC 3146	\$1,000,000	05-Sep-24
410/1567 HIGH STREET GLEN IRIS VIC 3146	\$1,161,000	30-Sep-24

OR

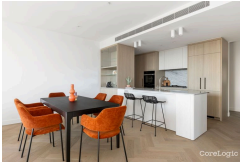
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 February 2025

McGrath St Kilda

M 0433896337

E shannonkelly@mcgrath.com.au

**405/1567 HIGH STREET GLEN IRIS
VIC 3146**

Sold Price

\$1,060,000

Sold Date

09-Dec-24

3 2 2

Distance

1.9km**3/1522 MALVERN ROAD GLEN IRIS
VIC 3146**

Sold Price

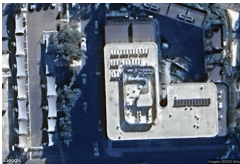
\$1,000,000

Sold Date

05-Sep-24

3 2 1

Distance

0.75km**410/1567 HIGH STREET GLEN IRIS
VIC 3146**

Sold Price

\$1,161,000

Sold Date

30-Sep-24

3 2 2

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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