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

Period-from

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

| Single Price | | or rang betwee | 51000000 | & | \$1,100,000 |
|--|-----------|-------------------|----------|--------|-------------|
| Median sale price (*Delete house or unit as applicable) | | | | | |
| Median Price | \$830,000 | Property type | Unit | Suburb | Glen Iris |

30 Nov 2024

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

01 Dec 2023

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.

to

| Address of comparable property | Price | Date of sale |
|---|-------------|--------------|
| 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 |
| 311/1567 HIGH STREET GLEN IRIS VIC 3146 | \$1,200,000 | 23-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: 05 December 2024

Source



Corelogic

consumer.vic.gov.au

McGrath

Susie Novak

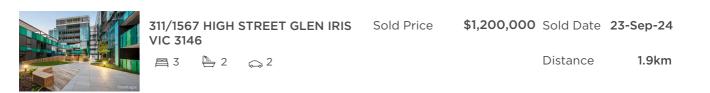
- P 0385393333
- M 0402205399
- E susienovak@mcgrath.com.au



| 3/1522 VIC 314 | MALVE | RN ROAD GLEN IRIS | 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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