# 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

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McGrath

Susie Novak

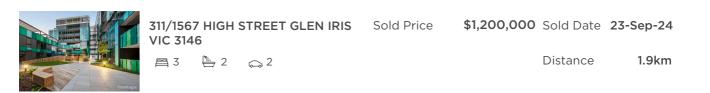
- P 0385393333
- M 0402205399
- E susienovak@mcgrath.com.au



3/1522 VIC 314	MALVE	RN ROAD GLEN IRIS	Sold Price	\$1,000,000	Sold Date	05-Sep-24
่ ☐ 3	2	⇔ <sup>1</sup>			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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