

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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Dec 2023

to

30 Nov 2024

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

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

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

3 2 1

Sold Price **\$1,000,000** Sold Date **05-Sep-24**

Distance **0.75km**



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

3 2 2

Sold Price **\$1,161,000** Sold Date **30-Sep-24**

Distance **1.9km**



**311/1567 HIGH STREET GLEN IRIS
 VIC 3146**

3 2 2

Sold Price **\$1,200,000** Sold Date **23-Sep-24**

Distance **1.9km**

RS = Recent sale UN = Undisclosed Sale

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