

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/300-302 Tooronga Road, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Glen Iris

Period - From

21/09/2021

to

20/09/2022

Source

REIV

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

- A*** These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	3/364 Burke Rd GLEN IRIS 3146	\$744,000	13/08/2022
2	101/687 Toorak Rd KOOYONG 3144	\$737,500	25/06/2022
3	2/687 Toorak Rd KOOYONG 3144	\$720,000	28/06/2022

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

21/09/2022 14:46



 2  1  2

Property Type: Unit
Land Size: 154 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
21/09/2021 - 20/09/2022: \$700,000

Comparable Properties



3/364 Burke Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  2

Price: \$744,000
Method: Auction Sale
Date: 13/08/2022
Property Type: Unit



101/687 Toorak Rd KOORYONG 3144 (REI/VG)

Agent Comments

 2  2  2

Price: \$737,500
Method: Auction Sale
Date: 25/06/2022
Property Type: Unit



2/687 Toorak Rd KOORYONG 3144 (VG)

Agent Comments

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Price: \$720,000
Method: Sale
Date: 28/06/2022
Property Type: Strata Unit/Flat