

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

6/300-302 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

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$744,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jul 2022

to

30 Jun 2023

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

3/1 BELMONT AVENUE GLEN IRIS VIC 3146	\$835,000	06-May-23
3/10 LYSTERVILLE AVENUE MALVERN VIC 3144	\$811,000	20-Mar-23
1/25 IRIS ROAD GLEN IRIS VIC 3146	\$755,000	22-Apr-23

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.~~

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3/1 BELMONT AVENUE GLEN IRIS VIC 3146

Sold Price

^{RS} **\$835,000** Sold Date **06-May-23**

2 1 1

Distance **0.77km**



3/10 LYSTERVILLE AVENUE MALVERN VIC 3144

Sold Price

\$811,000 Sold Date **20-Mar-23**

2 1 1

Distance **1.47km**



1/25 IRIS ROAD GLEN IRIS VIC 3146 Sold Price

^{RS} **\$755,000** ^{UN} Sold Date **22-Apr-23**

2 1 1

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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