

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

174 Tooronga Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,450,000 Property Type House Suburb Glen Iris

Period - From 01/04/2023 to 31/03/2024 Source REIV

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 six 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	71 Kerferd St MALVERN EAST 3145	\$2,400,000	16/03/2024
2	9 Victoria Rd.S MALVERN 3144	\$2,375,000	20/04/2024
3	21 Valentine Gr ARMADALE 3143	\$2,180,000	11/05/2024

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 six months.~~

This Statement of Information was prepared on:

23/05/2024 18:05

Steve Burke

03 9818 1888

0448 331 653

steve.burke@belleproperty.com

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

Year ending March 2024: \$2,450,000



Property Type: House (Res)

Land Size: 625 sqm approx

Agent Comments

Comparable Properties



71 Kerferd St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$2,400,000

Method: Private Sale

Date: 16/03/2024

Property Type: House

Land Size: 535 sqm approx



9 Victoria Rd.S MALVERN 3144 (REI)

Agent Comments



Price: \$2,375,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 479 sqm approx



21 Valentine Gr ARMADALE 3143 (REI)

Agent Comments



Price: \$2,180,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Account - Belle Property Glen Iris | P: 03 98181888