

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

2/195 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

\$445,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Apr 2022

to

31 Mar 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

1/75 EDGAR STREET NORTH GLEN IRIS VIC 3146	\$445,000	27-Mar-23
202/337 BALACLAVA ROAD CAULFIELD NORTH VIC 3161	\$490,000	11-Apr-23
4/62 EDGAR STREET NORTH GLEN IRIS VIC 3146	\$448,000	13-Feb-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.

This Statement of Information was prepared on: 29 April 2023



**1/75 EDGAR STREET NORTH GLEN
IRIS VIC 3146**

Sold Price

^{RS} **\$445,000**

Sold Date

27-Mar-23

2

1

1

Distance

0.97km



**202/337 BALACLAVA ROAD
CAULFIELD NORTH VIC 3161**

Sold Price

^{RS} **\$490,000**

Sold Date

11-Apr-23

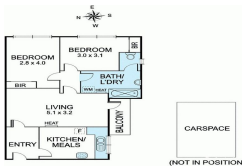
2

1

1

Distance

1.96km



**4/62 EDGAR STREET NORTH GLEN
IRIS VIC 3146**

Sold Price

\$448,000

Sold Date

13-Feb-23

2

1

1

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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