## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 272 Tooronga Road, Glen Iris Vic 3146

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,350,000		&		\$1,400,000				
Median sale price									
Median price	\$2,510,000	Pro	Property Type Ho		louse		Suburb	Glen Iris	
Period - From	01/01/2022	to	31/03/2022		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	278 Tooronga Rd GLEN IRIS 3146	\$1,888,000	19/02/2022
2	214 Burke Rd GLEN IRIS 3146	\$1,820,000	04/02/2022
3			

OR

**B**<sup>\*</sup> 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:

23/05/2022 14:32



# woodards 🚾





**Property Type:** House **Land Size:** 408 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,400,000 Median House Price March quarter 2022: \$2,510,000

## **Comparable Properties**

	278 Tooronga Rd GLEN IRIS 3146 (REI) 3 2 2 2 Price: \$1,888,000 Method: Auction Sale Date: 19/02/2022 Property Type: House (Res) Land Size: 410 sqm approx	Agent Comments
JA CAIN	214 Burke Rd GLEN IRIS 3146 (REI) 4 2 2 2 Price: \$1,820,000 Method: Private Sale Date: 04/02/2022 Property Type: House	Agent Comments

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.

#### Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300

propertydata



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