

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

272 Tooronga Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,350,000

&

\$1,400,000

Median sale price

Median price \$2,510,000

Property Type House

Suburb Glen Iris

Period - From 01/01/2022

to

31/03/2022

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	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* 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



 3  1 

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)

Agent Comments

 3  2  2

Price: \$1,888,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 410 sqm approx



214 Burke Rd GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$1,820,000
Method: Private Sale
Date: 04/02/2022
Property Type: House

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