

## 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

4/281 TOORONGA ROAD GLEN IRIS VIC 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Aug 2021

to

31 Jul 2022

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

6/16 ELIZABETH STREET MALVERN VIC 3144	\$710,000	20-Jul-22
403/770A TOORAK ROAD GLEN IRIS VIC 3146	\$760,000	22-Apr-22
2/23 BELMONT AVENUE NORTH GLEN IRIS VIC 3146	\$730,000	22-Mar-22

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: 02 August 2022

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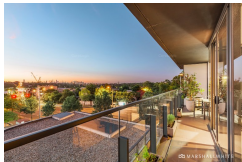


**6/16 ELIZABETH STREET  
MALVERN VIC 3144**

2 1 1

Sold Price <sup>RS</sup> **\$710,000** <sup>UN</sup> Sold Date **20-Jul-22**

Distance **0.47km**



**403/770A TOORAK ROAD GLEN  
IRIS VIC 3146**

2 2 2

Sold Price **\$760,000** Sold Date **22-Apr-22**

Distance **0.61km**



**2/23 BELMONT AVENUE NORTH  
GLEN IRIS VIC 3146**

2 1 1

Sold Price **\$730,000** Sold Date **22-Mar-22**

Distance **0.69km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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