## 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 8/300 Tooronga Road, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$700,000		&		\$770,000			
Median sale p	rice							
Median price	\$735,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	3/25 Iris Rd GLEN IRIS 3146	\$729,999	12/06/2021
2			
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:

29/07/2021 17:56



## WE DELIVER ... Biggin Scott





Rooms: 1 Property Type: Apartment Agent Comments

Nicholas Kaine 95209000 0477555097 nkaine@bigginscott.com.au

**Indicative Selling Price** \$700,000 - \$770,000 **Median Unit Price** Year ending June 2021: \$735,000

# **Comparable Properties**



2

Price: \$729,999 Method: Auction Sale Date: 12/06/2021 Property Type: Unit

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 - Biggin & Scott | P: 9520 9000 | F: 9533 6140





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.