

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

103 Tooronga Road, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$1,650,000

&

\$1,750,000

Median sale price

Median price

\$1,845,000

House

X

Unit

Suburb

Glen Iris

Period - From

01/04/2018

to

31/03/2019

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	223a Wattletree Rd MALVERN 3144	\$1,880,000	16/02/2019
2	153 Tooronga Rd GLEN IRIS 3146	\$1,705,000	21/12/2018
3	69 Tooronga Rd MALVERN EAST 3145	\$1,660,000	09/03/2019

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.



4
 4
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Rooms: 9

Property Type: House

Land Size: 307 sqm approx

Agent Comments

The lifelong quest is over. For those with busy lifestyles and high expectations, this sensational executive townhouse offers all the pleasures of the family home within a stylish, serene and stress-free environment.

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending March 2019: \$1,845,000

Comparable Properties



223a Wattletree Rd MALVERN 3144 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,880,000

Method: Auction Sale

Date: 16/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 336 sqm approx



153 Tooronga Rd GLEN IRIS 3146 (REI)

Agent Comments

3
 2
 -

Price: \$1,705,000

Method: Private Sale

Date: 21/12/2018

Rooms: -

Property Type: House

Land Size: 343 sqm approx



69 Tooronga Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

4
 3
 -

Price: \$1,660,000

Method: Auction Sale

Date: 09/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 301 sqm approx