

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	103 Tooronga Road, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,650,000	&	\$1,750,000
Range between	\$1,050,000	ă.	\$1,750,000

Median sale price

Median price	\$1,845,000	Hou	ıse X	Unit		Suburb	Glen Iris
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

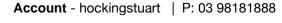
Comparable property sales (*Delete A or B below as applicable)

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.







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hockingstuart









Rooms: 9

Property Type: House Land Size: 307 sqm approx

Indicative Selling Price \$1,650,000 - \$1,750,000 **Median House Price** Year ending March 2019: \$1.845.000

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.

Comparable Properties



223a Wattletree Rd MALVERN 3144 (REI/VG)





Price: \$1,880,000 Method: Auction Sale Date: 16/02/2019

Rooms: -

--3

Property Type: House (Res) Land Size: 336 sqm approx

153 Tooronga Rd GLEN IRIS 3146 (REI)







Price: \$1,705,000 Method: Private Sale

Date: 21/12/2018 Rooms: -

Property Type: House Land Size: 343 sqm approx







Price: \$1,660,000 Method: Auction Sale Date: 09/03/2019

Rooms: -

Property Type: House (Res) Land Size: 301 sqm approx

Agent Comments

Agent Comments

Agent Comments

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