

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

172 Tooronga Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,550,000

&

\$1,705,000

Median sale price

Median price \$2,050,000

Property Type House

Suburb Glen Iris

Period - From 06/10/2019

to

05/10/2020

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	7 Pental Rd CAULFIELD NORTH 3161	\$1,675,000	16/06/2020
2	17 Valley Pde GLEN IRIS 3146	\$1,610,000	17/06/2020
3	735 Toorak Rd KOOYONG 3144	\$1,550,000	29/05/2020

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:

06/10/2020 10:21

172 Tooronga Road, Glen Iris Vic 3146



 3  2  1

Property Type: House (Res)

Land Size: 623 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,705,000

Median House Price

06/10/2019 - 05/10/2020: \$2,050,000

Comparable Properties



7 Pentall Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

 3  -  -

Price: \$1,675,000

Method: Sale

Date: 16/06/2020

Property Type: House (Res)

Land Size: 502 sqm approx



17 Valley Pde GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,610,000

Method: Private Sale

Date: 17/06/2020

Property Type: House

Land Size: 495 sqm approx



735 Toorak Rd KOORYONG 3144 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,550,000

Method: Private Sale

Date: 29/05/2020

Property Type: House (Res)

Land Size: 603 sqm approx

Account - Pride Real Estate Prahran | P: 03 9510 9777



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.