

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

2/300-302 TOORONGA ROAD GLEN IRIS VIC 3146

Indicative selling price

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

Single Price

or range
between

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jul 2023

to

30 Jun 2024

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

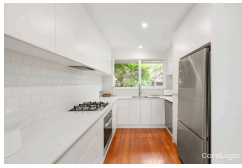
8/27 HIGH ROAD CAMBERWELL VIC 3124	\$855,500	29-Jun-24
3/300-302 TOORONGA ROAD GLEN IRIS VIC 3146	\$880,000	02-Mar-24
6/7 OSBORNE AVENUE GLEN IRIS VIC 3146	\$850,000	16-Mar-24

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: 04 July 2024

Susie Novak
P 0385393333
M 0402205399
E susienovak@mcgrath.com.au



**8/27 HIGH ROAD CAMBERWELL
VIC 3124**

2 1 1

Sold Price

^{RS} **\$855,500** ^{UN}

Sold Date

29-Jun-24

Distance

1.64km



**3/300-302 TOORONGA ROAD
GLEN IRIS VIC 3146**

2 1 1

Sold Price

\$880,000

Sold Date

02-Mar-24

Distance

0.01km



**6/7 OSBORNE AVENUE GLEN IRIS
VIC 3146**

2 1 1

Sold Price

^{RS} **\$850,000**

Sold Date

16-Mar-24

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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