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

148 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	\$2,800,000		&		\$3,080,000			
Median sale pi	rice							
Median price	\$2,450,000	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/04/2023	to	31/03/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	31 Glendearg Gr MALVERN 3144	\$2,860,000	02/03/2024
2	19 Rothesay Av MALVERN EAST 3145	\$2,800,000	11/04/2024
3	9 Epping St MALVERN EAST 3145	\$2,800,000	28/02/2024

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:

30/04/2024 11:47









Rooms: 5 Property Type: House Agent Comments Indicative Selling Price \$2,800,000 - \$3,080,000 Median House Price Year ending March 2024: \$2,450,000

Comparable Properties



31 Glendearg Gr MALVERN 3144 (REI)



Price: \$2,860,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 513 sqm approx Agent Comments

Agent Comments



Price: \$2,800,000 Method: Private Sale Date: 11/04/2024 Property Type: House

5

9 Epping St MALVERN EAST 3145 (REI)

19 Rothesay Av MALVERN EAST 3145 (REI)

2

6 3



Agent Comments



Price: \$2,800,000 Method: Private Sale Date: 28/02/2024 Property Type: House Land Size: 599 sqm approx

Account - Jellis Craig | P: 03 9864 5000



propertydata

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