

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jun 2023

to

31 May 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

3/43 CLIFTON ROAD HAWTHORN EAST VIC 3123	\$814,000	14-Mar-24
6/7 OSBORNE AVENUE GLEN IRIS VIC 3146	\$850,000	16-Mar-24
3/300-302 TOORONGA ROAD GLEN IRIS VIC 3146	\$880,000	02-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: 19 June 2024

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**3/43 CLIFTON ROAD HAWTHORN EAST VIC 3123**

Sold Price **\$814,000** Sold Date **14-Mar-24**

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Distance **1.32km**



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

Sold Price <sup>RS</sup> **\$850,000** Sold Date **16-Mar-24**

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Distance **0.67km**



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

Sold Price **\$880,000** Sold Date **02-Mar-24**

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Distance **0.01km**

RS = Recent sale      UN = Undisclosed Sale

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