

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

3/300 Tooronga Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$790,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2023 to 31/12/2023 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 | 3/35 Johnstone St MALVERN 3144 | \$861,000 | 23/11/2023 |
| 2 | 4/5 Clifton Rd HAWTHORN EAST 3123 | \$830,000 | 17/11/2023 |
| 3 | | | |

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: 05/02/2024 13:37



Property Type: Unit
Land Size: 125 sqm approx

Agent Comments

Tucked quietly away in a peaceful enclave of ten, this cleverly laid out villa is pretty as a picture. With spades of natural light, a spacious layout and a serene courtyard, this home provides a renovated sanctuary that's ready for you to enjoy.

Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

December quarter 2023: \$790,000

Comparable Properties



3/35 Johnstone St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$861,000
Method: Sold Before Auction
Date: 23/11/2023
Property Type: Unit



4/5 Clifton Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 17/11/2023
Property Type: Villa

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.