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

5/285 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 betwee | \$1,280,000 | | & | | \$1,400,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,425,000 | Pro | operty Type | Том | nhouse | | Suburb | Glen Iris |
| Period - From | 01/12/2022 | to | 30/11/2023 | | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-------------|--------------|
| 1 | 2/14 Kerr Cr CAMBERWELL 3124 | \$1,330,000 | 22/11/2023 |
| 2 | 13 King St GLEN IRIS 3146 | \$1,330,000 | 09/11/2023 |
| 3 | 5/1506 Malvern Rd GLEN IRIS 3146 | \$1,260,000 | 03/10/2023 |

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:

01/12/2023 13:59



5/285 Tooronga Road, Glen Iris Vic 3146







Property Type: Townhouse Agent Comments

Steve Burke 03 9818 1888 0448 331 653 steve.burke@belleproperty.com

Indicative Selling Price \$1,280,000 - \$1,400,000 **Median Townhouse Price** 01/12/2022 - 30/11/2023: \$1,425,000

Comparable Properties



2/14 Kerr Cr CAMBERWELL 3124 (REI) **à** 2



Price: \$1,330,000 Method: Sold Before Auction Date: 22/11/2023 Property Type: Townhouse (Res)

- 3

13 King St GLEN IRIS 3146 (REI)



Price: \$1,330,000 Method: Private Sale Date: 09/11/2023 Property Type: House

5/1506 Malvern Rd GLEN IRIS 3146 (REI/VG)



Agent Comments

Agent Comments

Agent Comments

Price: \$1,260,000 Method: Private Sale Date: 03/10/2023 Property Type: Townhouse (Single)

Account - Belle Property Glen Iris | P: 03 98181888





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