

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.

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**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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