

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 207/770D Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Single price \$609,000

Median sale price

Median price \$690,000

Property type Unit

Suburb Glen Iris

Period - From 01/01/2020

to

31/03/2020

Source REIV

Comparable property sales

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
409/770D Toorak Road, Glen Iris	\$595,000	23/12/2019
401/1615 Malvern Road, Glen Iris	\$630,000	13/03/2020
101/1387 Malvern Road, Malvern	\$600,000	08/02/2020

This Statement of Information was prepared on: 17 June 2020