

## 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

807/770C Toorak 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)

Single price \$425,000

**Median sale price**

Median price \$665,000

House

Unit

X

Suburb Glen Iris

Period - From 01/07/2018

to 30/09/2018

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	107/1387 Malvern Rd MALVERN 3144	\$430,000	15/09/2018
2	102/1387 Malvern Rd MALVERN 3144	\$410,500	19/09/2018
3	902/770b Toorak Rd GLEN IRIS 3146	\$410,000	15/09/2018

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.



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**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 52 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$425,000

**Median Unit Price**  
 September quarter 2018: \$665,000

## Comparable Properties



**107/1387 Malvern Rd MALVERN 3144 (REI/VG)** **Agent Comments**

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**Price:** \$430,000  
**Method:** Auction Sale  
**Date:** 15/09/2018  
**Rooms:** -  
**Property Type:** Apartment  
**Land Size:** 781 sqm approx



**102/1387 Malvern Rd MALVERN 3144 (REI)** **Agent Comments**

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**Price:** \$410,500  
**Method:** Private Sale  
**Date:** 19/09/2018  
**Rooms:** -  
**Property Type:** Apartment



**902/770b Toorak Rd GLEN IRIS 3146 (REI)** **Agent Comments**

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**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 15/09/2018  
**Rooms:** 3  
**Property Type:** Apartment