

# 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

902/770B 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

\$420,000

### Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/04/2019

to

31/03/2020

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	303/770c Toorak Rd GLEN IRIS 3146	\$425,000	03/03/2020
2	203/770c Toorak Rd GLEN IRIS 3146	\$410,000	07/05/2020
3	710/770b Toorak Rd GLEN IRIS 3146	\$405,000	17/01/2020

**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:

17/06/2020 15:32



1  
 1  
 1

**Property Type:** Apartment

Agent Comments

Perfect for investors or as a permanent residence, this stylish and contemporary, one bedroom apartment is located on the 9th floor of the Tooronga Village complex. Featuring security entrance with CCTV intercom, bright and open plan living area with split system heating/cooling, stylish kitchen with Bosch appliances, separate study, storage cage, secure basement car space and elevator access. This stunning development is perched high on the hill at the intersection of Toorak and Tooronga Roads, ideally placed moments from transport; walk to Tooronga Station, or access the entrance t

## Comparable Properties



**303/770c Toorak Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

1  
 1  
 1

**Price:** \$425,000

**Method:** Sale by Tender

**Date:** 03/03/2020

**Property Type:** Apartment



**203/770c Toorak Rd GLEN IRIS 3146 (VG)**

Agent Comments

1  
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**Price:** \$410,000

**Method:** Sale

**Date:** 07/05/2020

**Property Type:** Strata Unit/Flat



**710/770b Toorak Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

1  
 1  
 1

**Price:** \$405,000

**Method:** Private Sale

**Date:** 17/01/2020

**Rooms:** 2

**Property Type:** Apartment