

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

405/770A Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Single price \$525,000

Median sale price

Median price \$615,000

Property Type Unit

Suburb Glen Iris

Period - From 01/07/2019

to 30/09/2019

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	406/770a Toorak Rd GLEN IRIS 3146	\$500,000	29/07/2019
2			
3			

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:

20/11/2019 11:49

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Indicative Selling Price

\$525,000

Median Unit Price

September quarter 2019: \$615,000



 1  - 

Property Type: Villa

Agent Comments

Comparable Properties

406/770a Toorak Rd GLEN IRIS 3146 (VG)

Agent Comments

 1  - 

Price: \$500,000

Method: Sale

Date: 29/07/2019

Property Type: Strata Unit/Flat

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.