Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	405/770A Toorak Road, Glen Iris Vic 3146
ndicative selling pric	ce

Ir

Property offered for sale

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

Single price \$525,000

Median sale price

Median price	\$615,000	Pro	perty Type	Jnit		Suburb	Glen Iris
Period - From	01/07/2019	to	30/09/2019	So	ource	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 sixmonths 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

В* 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



hockingstuart

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> Indicative Selling Price \$525,000 Median Unit Price

September quarter 2019: \$615,000





Comparable Properties

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

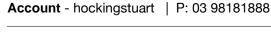
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Price: \$500,000 Method: Sale Date: 29/07/2019

— 1

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.





Agent Comments