

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 505/770c Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2024 to 30/06/2024 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	13/58 Edgar St.N GLEN IRIS 3146	\$565,000	31/08/2024
2	107/795 Toorak Rd HAWTHORN EAST 3123	\$515,000	02/07/2024
3	603/770c Toorak Rd GLEN IRIS 3146	\$660,000	22/05/2024

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: 30/09/2024 16:56



Property Type:
Agent Comments

Indicative Selling Price
\$525,000 - \$575,000
Median Unit Price
June quarter 2024: \$710,000

Comparable Properties



13/58 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments



Price: \$565,000
Method: Auction Sale
Date: 31/08/2024
Property Type: Apartment



107/795 Toorak Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 02/07/2024
Property Type: Apartment

603/770c Toorak Rd GLEN IRIS 3146 (VG)

Agent Comments



Price: \$660,000
Method: Sale
Date: 22/05/2024
Property Type: Strata Unit/Flat

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