

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

803/770C Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$720,000

Median sale price

Median price

\$622,500

Property Type

Unit

Suburb

Glen Iris

Period - From

01/10/2018

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	305/770b Toorak Rd GLEN IRIS 3146	\$760,000	26/10/2019
2	8/576 Riversdale Rd CAMBERWELL 3124	\$760,000	21/09/2019
3	208/1 Norfolk PI MALVERN 3144	\$720,000	08/10/2019

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:

06/11/2019 19:10

803/770C Toorak Road, Glen Iris Vic 3146

holly+williams
PROPERTY

Susan Holly

9670 7270

0402 208 798

susan@hollyandwilliams.com.au

Indicative Selling Price

\$720,000

Median Unit Price

Year ending September 2019: \$622,500



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Rooms: 4

Property Type: Apartment

Agent Comments

Beautifully renovated top floor apartment featuring floating timber boards, island bench, additional storage in bathroom and bedroom.

Comparable Properties



305/770b Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments

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Price: \$760,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Apartment



8/576 Riversdale Rd CAMBERWELL 3124 (REI) **Agent Comments**

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Price: \$760,000

Method: Auction Sale

Date: 21/09/2019

Property Type: Apartment



208/1 Norfolk PI MALVERN 3144 (REI)

Agent Comments

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Price: \$720,000

Method: Private Sale

Date: 08/10/2019

Rooms: 4

Property Type: Apartment

Account - Holly & Williams Property | P: 9670 7270 | F: 9600 1531



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.