



Statement of Information

Sections 47AF of the Estate Agents Act 1980

706/770B Toorak Road, Glen Iris

Indicative selling price: \$540,000 - \$594,000

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

Median sale price \$567,000

Median unit price in Brunswick East from march 2019 to June 2019



Comparable Property Sales

A* These are the three properties sold within two kilometers 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.

| | | |
|-----------------------------------|-----------|------------|
| 906/770b Toorak Rd Glen Iris 3146 | \$570,000 | 28/02/2019 |
| 7/279 High St Malvern 3144 | \$575,000 | 16/02/2019 |
| 301/1387 Malvern Rd Malvern 1344 | \$585,000 | 15/02/2019 |

The Facts

Guaranteed Rent

\$520 p.w

Body Corp

\$4,900 p.a

Yield*

5.02% p.a

Capital Growth

4.98% p.a

Council Rates

\$828p.a

Water Rates

\$715 p.a

Internal Size

67 sqm

External Size

11 sqm



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