

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

409/770D Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Single price \$605,000

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	205/147 Riversdale Rd HAWTHORN 3122	\$600,000	07/08/2019
2	706/770b Toorak Rd GLEN IRIS 3146	\$585,000	22/07/2019
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:

13/11/2019 12:53



 2  1  1 lock up garage

Property Type: Apartment

Land Size: 64 sqm approx

Agent Comments

Comparable Properties



205/147 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 2  2  1

Price: \$600,000

Method: Sold Before Auction

Date: 07/08/2019

Rooms: 4

Property Type: Apartment



706/770b Toorak Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  1

Price: \$585,000

Method: Private Sale

Date: 22/07/2019

Property Type: Apartment

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.