### 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

103/770c Toorak Road, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	1 \$420,000		&		\$460,000			
Median sale p	rice							
Median price	\$699,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	601/770d Toorak Rd GLEN IRIS 3146	\$430,000	27/08/2024
2	201/770B Toorak Rd GLEN IRIS 3146	\$420,000	25/06/2024
3			

OR

**B**<sup>\*</sup> 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:

25/11/2024 15:41



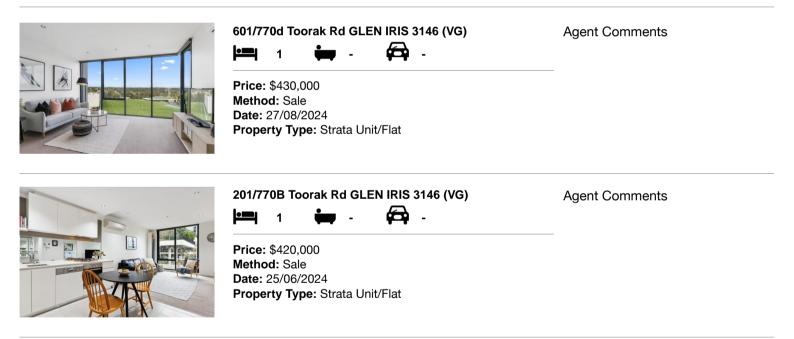
# RT Edgar





**Property Type:** Strata Unit/Flat **Land Size:** 41 sqm approx Agent Comments Indicative Selling Price \$420,000 - \$460,000 Median Unit Price September quarter 2024: \$699,000

## **Comparable Properties**



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.

#### Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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