

## 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

305/770b Toorak Road, Glen Iris Vic 3146

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000

&amp;

\$660,000

## Median sale price

Median price \$812,000

House

Unit

X

Suburb Glen Iris

Period - From 01/07/2017

to

30/09/2017

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	202/723 Toorak Rd KOOYONG 3144	\$650,000	04/08/2017
2	307/480 Riversdale Rd HAWTHORN EAST 3123	\$660,000	09/10/2017
3	106/414 Auburn Rd HAWTHORN 3122	\$680,000	11/04/2017

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.



 2  2  1

**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**202/723 Toorak Rd KOORYONG 3144 (REI)**

Agent Comments

 2  1  1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 04/08/2017

**Rooms:** -

**Property Type:** Apartment



**307/480 Riversdale Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

 2  1  2

**Price:** \$660,000

**Method:** Private Sale

**Date:** 09/10/2017

**Rooms:** 4

**Property Type:** Apartment



**106/414 Auburn Rd HAWTHORN 3122 (REI)**

Agent Comments

 2  1  1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 11/04/2017

**Rooms:** -

**Property Type:** Apartment