

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

405/770d Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Single price \$549,000

Median sale price

Median price \$723,000

House

Unit

X

Suburb Glen Iris

Period - From 01/04/2017

to

31/03/2018

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	406/770d Toorak Rd GLEN IRIS 3146	\$574,000	17/05/2018
2	410/770c Toorak Rd GLEN IRIS 3146	\$535,000	30/03/2018
3	412/347 Camberwell Rd CAMBERWELL 3124	\$515,000	13/04/2018

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 1 1

Rooms:

Property Type: Apartment

Agent Comments

Every executive need is met against spectacular CBD views in this superb two bedroom apartment positioned above Tooronga Shopping Centre. Stylish accommodation includes a balcony, intercom security, basement parking and residents only facilities.

Comparable Properties



406/770d Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$574,000

Method: Private Sale

Date: 17/05/2018

Rooms: 4

Property Type: Apartment

410/770c Toorak Rd GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$535,000

Method: Sale

Date: 30/03/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



412/347 Camberwell Rd CAMBERWELL 3124 (VG)

Agent Comments

2 - -

Price: \$515,000

Method: Sale

Date: 13/04/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)