

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

809/770D Toorak Road Glen Iris, 3146

## Indicative selling price

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

Range between \$590,000.00 & \$620,000.00

## Median sale price

Median price \$738,000.00 Property Type UNIT Suburb GLEN IRIS

Period - From 01-Oct-2019 to 30-Sep-2020 Source Corelogic

## Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	706/770B Toorak Road, Glen Iris	\$585,000.00	22-Jul-2020
2	207/770D Toorak Road, Glen Iris	\$585,000.00	06-Oct-2020
3	409/770D Toorak Road, Glen Iris	\$595,000.00	23-Dec-2019

This statement of information was prepared on 31-Dec-2020 at 12:54:31 PM EST