

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 703/770B Toorak Road, Glen Iris, VIC 3146

Indicative selling price

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

Single Price \$368,500

Median sale price

Median price \$795,000 Property Type Apartment Suburb Glen Iris (3146)

Period - From 01/01/2024 to 31/12/2024 Source RPDATA

Comparable property sales

A These are two 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
201/770B TOORAK ROAD, GLEN IRIS VIC 3146	\$420,000	25/06/2024
4/46 EDGAR STREET, GLEN IRIS VIC 3146	\$362,500	26/10/2024

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: 24/01/2025