

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

206/770b Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$390,000

&

\$425,000

Median sale price

Median price

\$745,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/10/2022

to

31/12/2022

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	801/770d Toorak Rd GLEN IRIS 3146	\$418,500	08/09/2022
2			
3			

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.

This Statement of Information was prepared on:

22/02/2023 13:49

206/770b Toorak Road, Glen Iris Vic 3146



Walter Summons
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Indicative Selling Price

\$390,000 - \$425,000

Median Unit Price

December quarter 2022: \$745,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



801/770d Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments

1 1 1

Price: \$418,500

Method: Private Sale

Date: 08/09/2022

Property Type: Apartment

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 - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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