

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

608/770C Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$420,000

&

\$460,000

Median sale price

Median price

\$725,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/07/2020

to

30/09/2020

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	108/771 Toorak Rd HAWTHORN EAST 3123	\$445,000	27/11/2020
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:

14/01/2021 13:14

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

September quarter 2020: \$725,000

Comparable Properties

108/771 Toorak Rd HAWTHORN EAST 3123 (VG)

Agent Comments

**Price:** \$445,000**Method:** Sale**Date:** 27/11/2020**Property Type:** Strata Unit/Flat

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. Due to current global events, there has been a drop in sale numbers in the Boroondara area. Though there have been a number of modern 1 bedroom apartment sales within a 2km radius over the previous 6-month period, there has been a lack of sold properties that the agent believes are considered 'comparable' regarding area/styling/number in the building/location/finishes/etc.