

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

403/770B Toorak Road Glen Iris, 3146

Indicative selling price

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

Single price \$355,000.00

Median sale price

Median price \$650,000.00 Property Type UNIT Suburb GLEN IRIS

Period - From 01-Jan-2019 to 31-Dec-2019 Source Rpdata

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	5/63 Edgar Street, Glen Iris North	\$378,000.00	24-Sep-2019
2	61/1501 Malvern Road, Glen Iris	\$340,000.00	29-Oct-2019
3	7/12 Belmont Avenue, Glen iris	\$372,500.00	01-Aug-2019

This statement of information was prepared on 14-Mar-2020 at 3:52:51 PM EST