

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

609/770d Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/10/2019

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 | 207/770d Toorak Rd GLEN IRIS 3146 | \$585,000 | 06/08/2020 |
| 2 | 1/3 Hope St GLEN IRIS 3146 | \$570,000 | 22/06/2020 |
| 3 | 13/247 Riversdale Rd HAWTHORN EAST 3123 | \$556,000 | 24/10/2020 |

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:

01/12/2020 16:24



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Property Type: apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending September 2020: \$695,000

Comparable Properties



207/770d Toorak Rd GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$585,000

Method: Sale

Date: 06/08/2020

Property Type: Strata Unit/Flat



1/3 Hope St GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$570,000

Method: Sale

Date: 22/06/2020

Property Type: Strata Unit/Flat



13/247 Riversdale Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$556,000

Method: Auction Sale

Date: 24/10/2020

Property Type: Apartment