

# 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

7/285 Tooronga Road, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000

&

\$810,000

### Median sale price

Median price \$695,000

Property Type Unit

Suburb Glen Iris

Period - From 01/10/2019

to 31/12/2019

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	2/641 Toorak Rd TOORAK 3142	\$776,000	29/02/2020
2	305/770b Toorak Rd GLEN IRIS 3146	\$760,000	26/10/2019
3	2/14 Elizabeth St MALVERN 3144	\$745,000	21/11/2019

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:

12/03/2020 16:59



2 2 1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/641 Toorak Rd TOORAK 3142 (REI)**

Agent Comments

2 1 1

**Price:** \$776,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** Apartment



**305/770b Toorak Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$760,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** Apartment



**2/14 Elizabeth St MALVERN 3144 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$745,000

**Method:** Private Sale

**Date:** 21/11/2019

**Property Type:** Apartment