

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

303/770A TOORAK ROAD GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

G05/585 BURKE ROAD CAMBERWELL VIC 3124	\$875,000	11-Apr-24
2/1687 MALVERN ROAD GLEN IRIS VIC 3146	\$885,000	08-Dec-23
1201/480 RIVERSDALE ROAD HAWTHORN EAST VIC 3123	\$900,000	20-May-24

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 6 months.~~

This Statement of Information was prepared on: 30 May 2024

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**G05/585 BURKE ROAD
CAMBERWELL VIC 3124**

2 2 2

Sold Price **\$875,000** Sold Date **11-Apr-24**

Distance **0.93km**

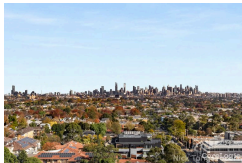


**2/1687 MALVERN ROAD GLEN IRIS
VIC 3146**

2 2 1

Sold Price **\$885,000** Sold Date **08-Dec-23**

Distance **1.46km**



**1201/480 RIVERSDALE ROAD
HAWTHORN EAST VIC 3123**

2 2 -

Sold Price ^{RS} **\$900,000** ^{UN} Sold Date **20-May-24**

Distance **1.85km**

RS = Recent sale **UN** = Undisclosed Sale

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