

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

303/770C 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

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jan 2019

to

31 Dec 2019

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

401/770A Toorak Road Glen Iris VIC 3146	\$435,000	19-Nov-19
710/770B Toorak Road Glen Iris VIC 3146	\$405,000	17-Jan-20
808/770C Toorak Road Glen Iris VIC 3146	\$425,000	28-Aug-19

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: 20 January 2020



401/770A Toorak Road Glen Iris VIC 3146 Sold Price **\$435,000** Sold Date **19-Nov-19**

 1  1  1

Distance -



710/770B Toorak Road Glen Iris VIC 3146 Sold Price ^{RS} **\$405,000** Sold Date **17-Jan-20**

 1  1  1

Distance -



808/770C Toorak Road Glen Iris VIC 3146 Sold Price **\$425,000** Sold Date **28-Aug-19**

 1  1  1

Distance -

RS = Recent sale UN = Undisclosed Sale

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