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	807/770b Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $740,000 & $760,000

Median sale price

Median price $760,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2023 to 31/03/2024 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.

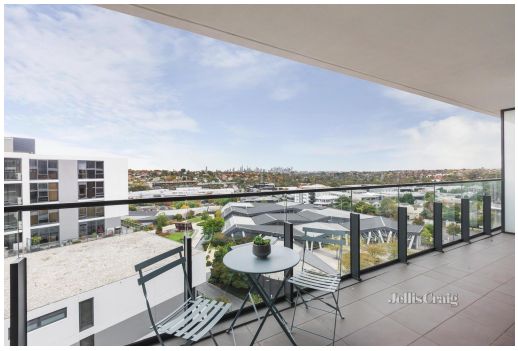
	Address of comparable property	Price	Date of sale
1	410/480 Riversdale Rd HAWTHORN EAST 3123	$805,000	18/03/2024
2	302/1228 Malvern Rd MALVERN 3144	$800,000	22/02/2024
3	13/233 Burke Rd GLEN IRIS 3146	$750,000	21/03/2024

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: 05/07/2024 14:00

807/770b Toorak Road, Glen Iris Vic 3146



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$740,000 - $760,000
Median Unit Price
Year ending March 2024: $760,000

Comparable Properties



410/480 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

2 2 2

Price: $805,000
Method: Private Sale
Date: 18/03/2024
Property Type: Apartment

Agent Comments



302/1228 Malvern Rd MALVERN 3144 (REI/VG)

2 2 2

Price: $800,000
Method: Private Sale
Date: 22/02/2024
Property Type: Apartment

Agent Comments



13/233 Burke Rd GLEN IRIS 3146 (REI/VG)

2 2 1

Price: $750,000
Method: Private Sale
Date: 21/03/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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