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	401/770C Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Single price $520,000

Median sale price

Median price $659,000 Property Type Unit Suburb Glen Iris

Period - From 01/07/2022 to 30/09/2022 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	806/770C Toorak Rd GLEN IRIS 3146	$530,000	09/09/2022
2			
3			

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: 15/11/2022 15:06

401/770C Toorak Road, Glen Iris Vic 3146

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2 1 1

Rooms: 4
Property Type: Apartment

Indicative Selling Price
$520,000
Median Unit Price
September quarter 2022: $659,000

Agent Comments

Enjoy luxury with absolute convenience in this two bedroom apartment featuring floor to ceiling valley views, balcony, secure basement parking, storage cage, residents' pool, gym.

Comparable Properties



806/770C Toorak Rd GLEN IRIS 3146 (REI)

2 1 1

Price: $530,000
Method: Private Sale
Date: 09/09/2022
Property Type: Apartment

Agent Comments

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.

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