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

303/770B Toorak Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$380,000		&		\$410,000			
Median sale pr	rice							
Median price	\$665,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/01/2024	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/1a Cressy St MALVERN 3144	\$410,000	16/03/2024
2	801/770b Toorak Rd GLEN IRIS 3146	\$410,000	12/12/2023
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:

29/05/2024 11:12



RT Edgar





Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$380,000 - \$410,000 Median Unit Price March quarter 2024: \$665,000

Comparable Properties



1/1a Cressy St MALVERN 3144 (REI/VG)

801/770b Toorak Rd GLEN IRIS 3146 (VG)

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Price: \$410,000 Method: Private Sale Date: 16/03/2024 Property Type: Apartment Agent Comments

Agent Comments



Price: \$410,000 Method: Sale Date: 12/12/2023 Property Type: Strata Unit/Flat

1

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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