

# 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 603/770C Toorak Road, Glen Iris, VIC 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$700,000

&

\$750,000

### Median sale price

Median price

\$745,000

Property Type

Apartment

Suburb

Glen Iris (3146)

Period - From

01/10/2022

to

30/09/2023

Source

RPDATA

### Comparable property sales

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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
608/770B TOORAK ROAD, GLEN IRIS VIC 3146	\$769,000	24/08/2023
803/770C TOORAK ROAD, GLEN IRIS VIC 3146	\$759,000	15/06/2023
29/1495-1499 MALVERN ROAD, GLEN IRIS VIC 3146	\$756,000	20/05/2023

This Statement of Information was prepared on: 04/10/2023