

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

505/770c Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$560,000

&

\$600,000

Median sale price

Median price \$779,500

House

Unit

X

Suburb Glen Iris

Period - From 01/04/2017

to

30/06/2017

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	515/347 Camberwell Rd CAMBERWELL 3124	\$600,000	13/06/2017
2	10/421 Tooronga Rd HAWTHORN EAST 3123	\$581,200	06/07/2017
3	5/474 Glenferrie Rd HAWTHORN 3122	\$580,000	21/07/2017

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Pristine 2 bedroom apartment with spectacular city and district views! Watch the fireworks on New Year's Eve right from your balcony, enjoy the convenience of dining at one of several cafes or restaurants in the open air piazza located within Tooronga Village. With Coles Supermarket and many other specialty shops located downstairs. Put simply...this location has it all!

Comparable Properties



515/347 Camberwell Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 13/06/2017

Rooms: 4

Property Type: Apartment



10/421 Tooronga Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$581,200

Method: Private Sale

Date: 06/07/2017

Rooms: -

Property Type: Apartment



5/474 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Private Sale

Date: 21/07/2017

Rooms: -

Property Type: Apartment