



STATEMENT OF INFORMATION

609/770B TOORAK ROAD, GLEN IRIS, VIC 3146 PREPARED BY CARINA RIBEIRO, THE LABEL REALTY GROUP INTERNATIONAL



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



609/770B TOORAK ROAD, GLEN IRIS, VIC 🚐 2 🕒 1







Indicative Selling Price

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

Price Range:

\$550,000 to \$605,000

Provided by: Carina Ribeiro, The Label Realty Group International

MEDIAN SALE PRICE



GLEN IRIS, VIC, 3146

Suburb Median Sale Price (Unit)

\$644,250

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



809/770 TOORAK RD, GLEN IRIS, VIC 3146







Sale Price

\$610,000

Sale Date: 13/09/2017

Distance from Property: 0m





309/770 TOORAK RD, GLEN IRIS, VIC 3146







Sale Price

\$590,000

Sale Date: 15/08/2017

Distance from Property: 0m





103/770 TOORAK RD, GLEN IRIS, VIC 3146





Sale Price

\$600,000

Sale Date: 09/08/2017

Distance from Property: 0m







801/770 TOORAK RD, GLEN IRIS, VIC 3146 🖺 2 🕒 1 🚓 1







Sale Price

\$575,000

Sale Date: 17/07/2017

Distance from Property: 0m





404/770 TOORAK RD, GLEN IRIS, VIC 3146







Sale Price

\$520,000

Sale Date: 30/06/2017

Distance from Property: 0m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

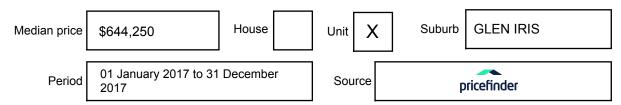
Address Including suburb and postcode	609/770B TOORAK ROAD, GLEN IRIS, VIC 3146
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Indicative selling price

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

Price Range: \$550,000 to \$605,000

Median sale price



Comparable property sales

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
809/770 TOORAK RD, GLEN IRIS, VIC 3146	\$610,000	13/09/2017
309/770 TOORAK RD, GLEN IRIS, VIC 3146	\$590,000	15/08/2017
103/770 TOORAK RD, GLEN IRIS, VIC 3146	\$600,000	09/08/2017
801/770 TOORAK RD, GLEN IRIS, VIC 3146	\$575,000	17/07/2017

404/770 TOORAK RD, GLEN IRIS, VIC 3146	\$520,000	30/06/2017
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