



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   

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



This report has been compiled on 27/02/2018 by The Label Realty Group International. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

 2  1  1

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


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

Median price \$644,250 House Unit Suburb GLEN IRIS

Period 01 January 2017 to 31 December 2017 Source 

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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