

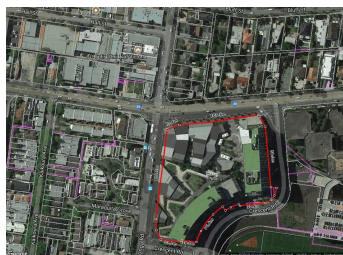
# STATEMENT OF INFORMATION

605/770A 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



**605/770A TOORAK ROAD, GLEN IRIS, VIC**

 1  1  1

### Indicative Selling Price

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

Price Range:

**\$370,000 to \$407,000**

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: 

## 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.



**903/770 TOORAK RD, GLEN IRIS, VIC 3146**

 1  1  1

Sale Price

**\$358,000**

Sale Date: 19/12/2017

Distance from Property: 69m



**101/770 TOORAK RD, GLEN IRIS, VIC 3146**

 1  1  1

Sale Price

**\$380,000**

Sale Date: 09/08/2017

Distance from Property: 0m



**770 TOORAK RD, GLEN IRIS, VIC 3146**

 1  1  1

Sale Price

**\*\$380,000**

Sale Date: 10/08/2017

Distance from Property: 1.5km

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](http://www.pricefinder.com.au)

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## 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 605/770A 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: \$370,000 to \$407,000

### 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
903/770 TOORAK RD, GLEN IRIS, VIC 3146	\$358,000	19/12/2017
101/770 TOORAK RD, GLEN IRIS, VIC 3146	\$380,000	09/08/2017
770 TOORAK RD, GLEN IRIS, VIC 3146	*\$380,000	10/08/2017