

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

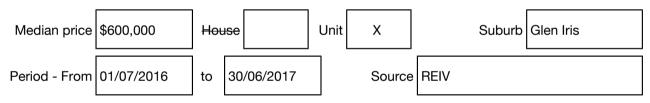
509/770d Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Single price \$575,000

Median sale price



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	504/4-14 Burke Av HAWTHORN EAST 3123	\$610,000	06/03/2017
2	7/474 Glenferrie Rd HAWTHORN 3122	\$563,300	22/02/2017
3	307/770d Toorak Rd GLEN IRIS 3146	\$560,000	10/03/2017

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.

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: **Property Type:** Agent Comments

Indicative Selling Price \$575,000 **Median Unit Price** Year ending June 2017: \$600,000

Comparable Properties



Agent Comments Property Type: Apartment 7/474 Glenferrie Rd HAWTHORN 3122 (REI/VG) Agent Comments



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Price: \$563,300 Method: Private Sale Date: 22/02/2017 Rooms: -Property Type: Unit



307/770d Toorak Rd GLEN IRIS 3146 (VG) 2

Agent Comments

Price: \$560,000 Method: Sale Date: 10/03/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)

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