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	211/700c Toorak Road, Glen Iris Vic 3146

Indicative selling price

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

Single price $490,000

Median sale price

Median price $740,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2022 to 30/06/2022 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	604/770C Toorak Rd GLEN IRIS 3146	$740,000	18/03/2022
2	704/770b Toorak Rd GLEN IRIS 3146	$552,000	21/02/2022
3	306/770b Toorak Rd GLEN IRIS 3146	$540,000	14/02/2022

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.~~

This Statement of Information was prepared on: 11/08/2022 16:44

211/700c Toorak Road, Glen Iris Vic 3146

Christopher Cain
9805 2900
0419 140 765
chris@jacain.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$490,000
Median Unit Price
June quarter 2022: $740,000

Comparable Properties

604/770C Toorak Rd GLEN IRIS 3146 (VG)

2 - -

Agent Comments

Price: $740,000
Method: Sale
Date: 18/03/2022
Property Type: Strata Unit/Flat

704/770b Toorak Rd GLEN IRIS 3146 (VG)

2 - -

Agent Comments

Price: $552,000
Method: Sale
Date: 21/02/2022
Property Type: Strata Unit/Flat



306/770b Toorak Rd GLEN IRIS 3146 (REI/VG)

2 1 1

Agent Comments

Price: $540,000
Method: Private Sale
Date: 14/02/2022
Property Type: Apartment

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