

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

12/11 Belmont Avenue, 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)

Single price \$300,000

### Median sale price

Median price \$728,000

Property Type Unit

Suburb Glen Iris

Period - From 01/10/2020

to 30/09/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	3/70 Edgar St GLEN IRIS 3146	\$310,000	31/10/2020
2	2/15 Belmont Av GLEN IRIS 3146	\$310,000	16/08/2021
3	2/77 Edgar St.N GLEN IRIS 3146	\$320,000	30/09/2021

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

08/11/2021 13:07

12/11 Belmont Avenue, Glen Iris Vic 3146

Andrew James  
03 9509 0411  
0411 420 788

andrew.james@belleproperty.com

**Indicative Selling Price**

\$300,000

**Median Unit Price**

Year ending September 2021: \$728,000



1 bed 1 bath 1 car

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**3/70 Edgar St GLEN IRIS 3146 (VG)**

**Agent Comments**

1 bed 1 bath 1 car

**Price:** \$310,000

**Method:** Sale

**Date:** 31/10/2020

**Property Type:** Strata Unit/Flat



**2/15 Belmont Av GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

1 bed 1 bath 1 car

**Price:** \$310,000

**Method:** Private Sale

**Date:** 16/08/2021

**Property Type:** Apartment



**2/77 Edgar St.N GLEN IRIS 3146 (REI)**

**Agent Comments**

1 bed 1 bath 1 car

**Price:** \$320,000

**Method:** Private Sale

**Date:** 30/09/2021

**Property Type:** Apartment

**Account** - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525