

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

6/17 Belmont Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$560,000

&

\$600,000

Median sale price

Median price \$779,500

House

Unit

X

Suburb Glen Iris

Period - From 01/04/2017

to

30/06/2017

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	8/23 Edgar St GLEN IRIS 3146	\$583,000	19/08/2017
2	7/130-132 Milton Pde GLEN IRIS 3146	\$577,000	25/03/2017
3	4/8 Osborne Av GLEN IRIS 3146	\$570,000	27/05/2017

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Apartment size: 70 sqm (approx)

Indicative Selling Price

\$560,000 - \$600,000

Median Unit Price

June quarter 2017: \$779,500

Comparable Properties



8/23 Edgar St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$583,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 3

Property Type: Apartment



7/130-132 Milton Pde GLEN IRIS 3146 (REI/VG) **Agent Comments**

2 1 1

Price: \$577,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 5

Property Type: Apartment



4/8 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 4

Property Type: Apartment