

# 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

205/25 Belmont Avenue North, 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

or range between

\$620,000

&

\$682,000

### Median sale price

Median price

\$ 735,000

Property type

Unit

Suburb

GLEN IRIS

Period - From

06/08/2021

to

02/02/2022

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	2/304 Tooronga Road Glen Iris Vic 3146	\$620,000	2021-08-06
2	5/43 Maitland Street Glen Iris Vic 3146	\$660,500	2021-11-13
3	4/78 Horace Street Malvern Vic 3144	\$699,500	2021-11-09

This Statement of Information was prepared on:

02/02/2022