

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

2/25 Belmont Avenue North, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$825,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/10/2020

to

31/12/2020

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	20/233 Burke Rd GLEN IRIS 3146	\$780,000	14/10/2020
2	6/2a Kenilworth Gr GLEN IRIS 3146	\$765,000	04/12/2020
3	13/233 Burke Rd GLEN IRIS 3146	\$756,000	29/01/2021

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:

03/03/2021 20:12

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Indicative Selling Price
\$750,000

Median Unit Price
December quarter 2020: \$825,000



2 2 1

Rooms: 3
Property Type: Apartment
Land Size: 115 sqm approx
Agent Comments

Comparable Properties



20/233 Burke Rd GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$780,000
Method: Sale
Date: 14/10/2020
Property Type: Strata Unit/Flat



6/2a Kenilworth Gr GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 2

Price: \$765,000
Method: Sold Before Auction
Date: 04/12/2020
Property Type: Apartment



13/233 Burke Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 2 1

Price: \$756,000
Method: Private Sale
Date: 29/01/2021
Property Type: Apartment