Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	2/25 Belmont Avenue North, Glen Iris Vic 3146
Including suburb and	
postcode	

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	Pro	perty Type U	nit		Suburb	Glen Iris
Period - From	01/10/2020	to	31/12/2020	So	ource	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

Aut	areas or comparable property	1 1100	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

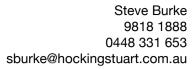
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/03/2021 20:12



Date of sale





Indicative Selling Price \$750,000 **Median Unit Price**

December quarter 2020: \$825,000



Rooms: 3

Property Type: Apartment Land Size: 115 sqm approx

Agent Comments

Comparable Properties



20/233 Burke Rd GLEN IRIS 3146 (VG)

Price: \$780,000 Method: Sale Date: 14/10/2020

Property Type: Strata Unit/Flat

Agent Comments



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

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Price: \$765,000

Method: Sold Before Auction

Date: 04/12/2020

Property Type: Apartment

Agent Comments



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

-2

60) 1

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

Property Type: Apartment

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888



