

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

3/1 Belmont Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2022 to 31/12/2022 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	2/136 Glen Iris Rd GLEN IRIS 3146	\$735,000	26/10/2022
2	7/7 Osborne Av GLEN IRIS 3146	\$780,000	02/11/2022
3	8/35 Grant St MALVERN EAST 3145	\$787,500	12/11/2022

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:

04/04/2023 15:46

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Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
December quarter 2022: \$745,000



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Comparable Properties



2/136 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$735,000
Method: Private Sale
Date: 26/10/2022
Property Type: Unit



7/7 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 2

Price: \$780,000
Method: Sold Before Auction
Date: 02/11/2022
Property Type: Unit
Land Size: 136 sqm approx

8/35 Grant St MALVERN EAST 3145 (REI/VG)

Agent Comments

2 1 1

Price: \$787,500
Method: Auction Sale
Date: 12/11/2022
Property Type: Unit