

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

2/27 Belmont Avenue North, Glen Iris Vic 3146

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Glen Iris

Period - From 17/11/2021

to

16/11/2022

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	8/34 Edgar St GLEN IRIS 3146	\$705,000	02/06/2022
2	5/49 Maitland St GLEN IRIS 3146	\$665,000	13/07/2022
3	5/51 Victoria Rd MALVERN 3144	\$660,000	02/09/2022

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:

17/11/2022 09:59



3
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Rooms: 5

Property Type: Apartment

Land Size: 90 (internally) sqm approx

Agent Comments

Indicative Selling Price

\$590,000 - \$649,000

Median Unit Price

17/11/2021 - 16/11/2022: \$720,000

In a quiet residential street, this superbly spacious 1960's solid brick apartment is one of only eight, secluded within a fully refurbished boutique block. The sun-soaked northerly aspect allows an abundance of natural light and lush, established gardens provide an enticing outlook from the open-plan living and balcony with a beautiful back-drop of manicured greenery. From the entrance foyer with intercom security, a central hall leads to all three bedrooms and big family-size bathroom, before flowing out to open-plan living/dining/meals and kitchen. Vacant possession optional.

Comparable Properties



8/34 Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments

3
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 1

Price: \$705,000

Method: Sold Before Auction

Date: 02/06/2022

Property Type: Apartment



5/49 Maitland St GLEN IRIS 3146 (REI/VG)

Agent Comments

3
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 1

Price: \$665,000

Method: Private Sale

Date: 13/07/2022

Property Type: Apartment



5/51 Victoria Rd MALVERN 3144 (VG)

Agent Comments

3
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Price: \$660,000

Method: Sale

Date: 02/09/2022

Property Type: Strata Unit/Flat

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088