

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

3/27 BELMONT AVENUE NORTH GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

8/29 OSBORNE AVENUE GLEN IRIS VIC 3146	\$622,000	19-May-23
4/26 MCARTHUR STREET MALVERN VIC 3144	\$628,000	19-Aug-23
2/27 BELMONT AVENUE NORTH GLEN IRIS VIC 3146	\$615,000	12-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 18 September 2023



8/29 OSBORNE AVENUE GLEN IRIS VIC 3146

Sold Price

\$622,000

Sold Date

19-May-23



2



1



1

Distance

0.17km



4/26 MCARTHUR STREET MALVERN VIC 3144

Sold Price

^{RS}

\$628,000

Sold Date

19-Aug-23



2



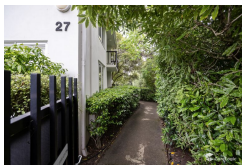
1



1

Distance

0.74km



2/27 BELMONT AVENUE NORTH GLEN IRIS VIC 3146

Sold Price

\$615,000

Sold Date

12-Dec-22



2



1



1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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