

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

3/28 Belmont Ave North, Glen Iris, VIC 3146

Indicative selling price

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

Single price

or range between

\$425,000

&

\$467,500

Median sale price

Median price

\$ 762,500

Property type

Unit

Suburb

GLEN IRIS

Period - From

26/05/2021

to

22/11/2021

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	6/35 Carroll Crescent Glen Iris Vic 3146	\$425,000	2021-10-31
2	10/39 Scott Grove Glen Iris Vic 3146	\$460,000	2021-10-09
3	408/757 Toorak Road Hawthorn East Vic 3123	\$440,000	2021-10-25

This Statement of Information was prepared on:

22/11/2021

