### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	2/9 Belmont Avenue, Glen Iris Vic 3146
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$950,000	&	\$1,000,000
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#### Median sale price

Median price	\$630,000	Pro	perty Type Ur	nit		Suburb	Glen Iris
Period - From	01/01/2019	to	31/12/2019	So	urce	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

Address of comparable property		Price	Date of sale
1	4/1 Howard St GLEN IRIS 3146	\$1,090,000	22/02/2020
2	202/1789 Malvern Rd GLEN IRIS 3146	\$1,040,000	18/09/2019
3	5/14 Tollington Av MALVERN EAST 3145	\$952,000	07/12/2019

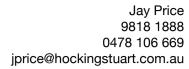
#### OR

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

This Statement of Information was prepared on:	05/03/2020 09:50
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**Indicative Selling Price** \$950,000 - \$1,000,000 **Median Unit Price** Year ending December 2019: \$630,000





# Comparable Properties



4/1 Howard St GLEN IRIS 3146 (REI)

Price: \$1,090,000 Method: Auction Sale Date: 22/02/2020

Rooms: 5

Property Type: Townhouse (Res)

**Agent Comments** 



202/1789 Malvern Rd GLEN IRIS 3146 (REI/VG) Agent Comments

Price: \$1,040,000 Method: Private Sale Date: 18/09/2019

Rooms: 6

Property Type: Apartment



5/14 Tollington Av MALVERN EAST 3145

(REI/VG) **--** 2

Price: \$952,000 Method: Auction Sale Date: 07/12/2019 Property Type: Villa

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888



