

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

5/2 Belmont Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$762,500 Property Type Unit Suburb Glen Iris

Period - From 01/04/2020 to 31/03/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	2/3 Osborne Av GLEN IRIS 3146	\$650,000	27/03/2021
2	4/1429 High St GLEN IRIS 3146	\$623,000	17/04/2021
3	7/29 Osborne Av GLEN IRIS 3146	\$618,000	23/04/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

29/04/2021 17:12

Jay Price
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Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
Year ending March 2021: \$762,500



2 1 1

Property Type: Flat
Land Size: 85 sqm approx
Agent Comments

Comparable Properties



2/3 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$650,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Apartment



4/1429 High St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$623,000
Method: Auction Sale
Date: 17/04/2021
Property Type: Apartment



7/29 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$618,000
Method: Private Sale
Date: 23/04/2021
Property Type: Apartment