Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	5/2 Belmont Avenue, Glen Iris Vic 3146
Including suburb or	
locality and postcode	
, ,	

Indicative selling price

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

Median sale price

Median price	\$762,500	Pro	perty Type U	nit		Suburb	Glen Iris
Period - From	01/04/2020	to	31/03/2021	Sc	ource	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 03 9818 1888 0478 106 669 jay.price@belleproperty.com

Indicative Selling Price \$600,000 - \$650,000 **Median Unit Price**

Year ending March 2021: \$762,500



Property Type: Flat

Land Size: 85 sqm approx **Agent Comments**

Comparable Properties



2/3 Osborne Av GLEN IRIS 3146 (REI)



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

Property Type: Apartment

Agent Comments



4/1429 High St GLEN IRIS 3146 (REI)





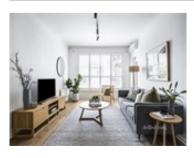


Price: \$623,000

Date: 17/04/2021 Property Type: Apartment

Method: Auction Sale

Agent Comments



7/29 Osborne Av GLEN IRIS 3146 (REI)



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

Property Type: Apartment

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888



