

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

3/2 Belmont Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$590,000

&

\$620,000

Median sale price

Median price \$616,000

Property Type Unit

Suburb Glen Iris

Period - From 15/03/2021

to

14/03/2022

Source 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	Price	Date of sale
1	8/8 Osborne Av GLEN IRIS 3146	\$657,000	28/02/2022
2	4/3 Osborne Av GLEN IRIS 3146	\$655,000	03/03/2022
3	107/1a Paxton St MALVERN EAST 3145	\$620,000	16/02/2022

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 six months.~~

This Statement of Information was prepared on:

15/03/2022 17:36

3/2 Belmont Avenue, Glen Iris Vic 3146

shelter.
Real Estate

Steve Koutsantonis

03 9889 3990

0400 128 495

steve@shelterrealestate.com.au

Indicative Selling Price

\$590,000 - \$620,000

Median Unit Price

15/03/2021 - 14/03/2022: \$616,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



8/8 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments

 2  1  1

Price: \$657,000

Method: Private Sale

Date: 28/02/2022

Property Type: Apartment



4/3 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments

 2  1  1

Price: \$655,000

Method: Auction Sale

Date: 03/03/2022

Property Type: Apartment



107/1a Paxton St MALVERN EAST 3145 (REI)

Agent Comments

 2  1  1

Price: \$620,000

Method: Sold Before Auction

Date: 16/02/2022

Property Type: Apartment

Account - Shelter Real Estate | P: 03 9889 3990



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.