

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

3/34 BELMONT AVENUE NORTH GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,300,000

Property type

House

Suburb

Glen Iris

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

4/34 BELMONT AVENUE NORTH GLEN IRIS VIC 3146	\$1,680,000	03-May-24
1/56 OSBORNE AVENUE GLEN IRIS VIC 3146	\$1,442,000	06-Dec-24
2/51-53 GLEN IRIS ROAD GLEN IRIS VIC 3146	\$1,470,000	27-Nov-24

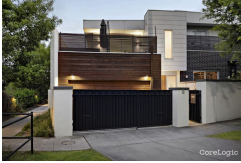
OR

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 6 months.~~

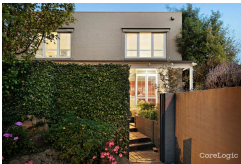
This Statement of Information was prepared on: 10 February 2025

**4/34 BELMONT AVENUE NORTH
GLEN IRIS VIC 3146**

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Sold Price **\$1,680,000** Sold Date **03-May-24**Distance **0.01km****1/56 OSBORNE AVENUE GLEN IRIS
VIC 3146**

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Sold Price ^{RS} **\$1,442,000** ^{UN} Sold Date **06-Dec-24**Distance **0.33km****2/51-53 GLEN IRIS ROAD GLEN IRIS
VIC 3146**

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Sold Price **\$1,470,000** Sold Date **27-Nov-24**Distance **1.85km****RS** = Recent sale**UN** = Undisclosed Sale

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