

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	1/25 Belmont Avenue North, Glen Iris Vic 3146
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Indicative selling price

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

Single price \$550,000

Median sale price

Median price	\$686,750	House		Unit	X	Suburb	Glen Iris
Period - From	01/01/2018	to	31/12/2018	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	8/1528 Malvern Rd GLEN IRIS 3146	\$569,500	14/03/2019
2	6/1433 High St GLEN IRIS 3146	\$567,000	23/03/2019
3	4/23 Aintree Rd GLEN IRIS 3146	\$550,000	23/02/2019

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.

1/25 Belmont Avenue North, Glen Iris Vic 3146

hockingstuart

Steve Burke

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Indicative Selling Price

\$550,000

Median Unit Price

Year ending December 2018: \$686,750



2 1 1

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



8/1528 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$569,500

Method: Private Sale

Date: 14/03/2019

Rooms: -

Property Type: Apartment



6/1433 High St GLEN IRIS 3146 (REI)

Agent Comments

2 1 -

Price: \$567,000

Method: Auction Sale

Date: 23/03/2019

Rooms: -

Property Type: Apartment



4/23 Aintree Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: Apartment