## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 6/12 Belmont Avenue, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$350,000		&		\$385,000			
Median sale p	rice							
Median price	\$825,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	7/184 Wattletree Rd MALVERN 3144	\$380,000	10/04/2021
2	6/24-26 Park Cr CAULFIELD NORTH 3161	\$380,000	06/04/2021
3	5/214 Kambrook Rd CAULFIELD 3162	\$350,000	08/04/2021

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:

14/04/2021 12:59









Rooms: 4 Property Type: Apartment Land Size: Strata sqm approx Agent Comments Sheryl Emerson (03) 9431 1243 0448 770 081 semerson@barryplant.com.au

Indicative Selling Price \$350,000 - \$385,000 Median Unit Price December quarter 2020: \$825,000

# **Comparable Properties**



7/184 Wattletree Rd MALVERN 3144 (REI)



Price: \$380,000 Method: Auction Sale Date: 10/04/2021 Property Type: Apartment



6/24-26 Park Cr CAULFIELD NORTH 3161 (REI) Agent Comments



Price: \$380,000 Method: Sold Before Auction Date: 06/04/2021 Property Type: Unit



5/214 Kambrook Rd CAULFIELD 3162 (REI)



Price: \$350,000 Method: Sold Before Auction Date: 08/04/2021 Property Type: Unit

Account - Barry Plant | P: (03) 9431 1243



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.

Agent Comments

Agent Comments