

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

6/12 Belmont Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$825,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2020 to 31/12/2020 Source 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	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

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



			1 off street parkin g
1	1		

Rooms: 4

Property Type: Apartment

Land Size: Strata sqm approx

Agent Comments

Comparable Properties



7/184 Wattletree Rd MALVERN 3144 (REI)

Agent Comments

	1		1		1
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Price: \$380,000

Method: Auction Sale

Date: 10/04/2021

Property Type: Apartment



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

	1		1		2
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Price: \$380,000

Method: Sold Before Auction

Date: 06/04/2021

Property Type: Unit



5/214 Kambrook Rd CAULFIELD 3162 (REI)

Agent Comments

	1		1		1
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Price: \$350,000

Method: Sold Before Auction

Date: 08/04/2021

Property Type: Unit