

Margot Dawson 9818 1888 0425 619 451 mdawson@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	sale
Address Including suburb and postcode	3/25 Belmont Avenue North, Glen Iris Vic 3146
Indicative selling price	ce
For the meaning of this p	orice see consumer.vic.gov.au/underquoting

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Median sale price

Range between \$610,000

Median price	\$713,750	Hou	se	Unit	Х	Suburb	Glen Iris
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

\$630,000

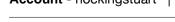
Comparable property sales (*Delete A or B below as applicable)

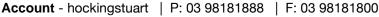
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

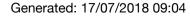
Add	dress of comparable property	Price	Date of sale
1	4/14 Illowa St MALVERN EAST 3145	\$600,000	28/04/2018
2	7/1456 Malvern Rd GLEN IRIS 3146	\$615,000	20/02/2018
3	28/1495 Malvern Rd GLEN IRIS 3146	\$635,000	03/03/2018

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.











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Indicative Selling Price \$610,000 - \$630,000 Median Unit Price Year ending June 2018: \$713.750





Rooms:

Property Type: Apartment Agent Comments

2 bedroom ground floor apartment offers a luxurious easy-care lifestyle in a boutique block near Malvern Rd cafes, trams, trains and Harold Holt Swim Centre. Finished to exacting standards throughout streamlined Miele kitchen/living areas with home-office nook with a stylish north courtyard.

Agent Comments

Agent Comments

Agent Comments

Comparable Properties



4/14 Illowa St MALVERN EAST 3145 (REI/VG)

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Price: \$600,000 Method: Auction Sale Date: 28/04/2018 Rooms: 3

Property Type: Apartment

7/1456 I

7/1456 Malvern Rd GLEN IRIS 3146 (REI/VG)

Price: \$615,000

Method: Sold Before Auction

Date: 20/02/2018 Rooms: -

Property Type: Unit



28/1495 Malvern Rd GLEN IRIS 3146 (REI/VG)

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Price: \$635,000 Method: Auction Sale Date: 03/03/2018 Rooms: 3

Property Type: Apartment

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