

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	3/25 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

Range between	\$610,000	&	\$630,000
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Median sale price

Median price	\$713,750	House		Unit	X	Suburb	Glen Iris
Period - From	01/07/2017	to	30/06/2018	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	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.

Margot Dawson

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Indicative Selling Price

\$610,000 - \$630,000

Median Unit Price

Year ending June 2018: \$713,750



 2
  1
  1 with storage cage

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.

Comparable Properties



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

Agent Comments

 2
  1
  1

Price: \$600,000

Method: Auction Sale

Date: 28/04/2018

Rooms: 3

Property Type: Apartment



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

Agent Comments

 2
  1
  1

Price: \$615,000

Method: Sold Before Auction

Date: 20/02/2018

Rooms: -

Property Type: Unit



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

Agent Comments

 2
  1
  1

Price: \$635,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 3

Property Type: Apartment