

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 7/23 Belmont Avenue North, Glen Iris Vic 3146

Indicative selling price

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

Range between \$565,000 & \$621,500

Median sale price

Median price \$753,00 Property type Unit Suburb Glen Iris

Period - From 01/01/2021 to 31/03/2021 Source REIV

Comparable property sales

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
6/14 Edgar Street, Glen Iris	\$565,000	17/04/2021
10/29 Belmont Avenue, Glen Iris	\$610,000	30/01/2021
5/29 Osborne Avenue, Glen Iris	\$630,000	09/01/2021

This Statement of Information was prepared on: 18 May 2021