

# 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

2/3 Belmont Avenue, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,300,000 Property Type Townhouse Suburb Glen Iris

Period - From 03/04/2023 to 02/04/2024 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	1/577 Burke Rd CAMBERWELL 3124	\$1,000,000	28/10/2023
2	6/4 Hillside Pde GLEN IRIS 3146	\$945,000	07/10/2023
3			

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.

This Statement of Information was prepared on:

03/04/2024 11:30



**Property Type:** Townhouse (Res)

**Land Size:** 107 sqm approx

Agent Comments

## Comparable Properties



**1/577 Burke Rd CAMBERWELL 3124 (REI/VG)** Agent Comments



**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** Unit



**6/4 Hillside Pde GLEN IRIS 3146 (REI/VG)** Agent Comments



**Price:** \$945,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** Unit

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.