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	2/1 Belmont Avenue, Glen Iris Vic 3146

Indicative selling price

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

Single price $925,000

Median sale price

Median price $705,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2023 to 30/09/2024 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	5/33 Howard St GLEN IRIS 3146	$940,000	26/09/2024
2	2/146 Glen Iris Rd GLEN IRIS 3146	$925,000	26/08/2024
3	2/300 Tooronga Rd GLEN IRIS 3146	$880,000	13/07/2024

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: 16/10/2024 09:34

2/1 Belmont Avenue, Glen Iris Vic 3146

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2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$925,000
Median Unit Price
Year ending September 2024: $705,000

Comparable Properties



5/33 Howard St GLEN IRIS 3146 (REI)

2 1 1

Price: $940,000
Method: Sold Before Auction
Date: 26/09/2024
Property Type: Unit

Agent Comments



2/146 Glen Iris Rd GLEN IRIS 3146 (REI)

2 1 1

Price: $925,000
Method: Private Sale
Date: 26/08/2024
Property Type: Unit
Land Size: 122 sqm approx

Agent Comments



2/300 Tooronga Rd GLEN IRIS 3146 (REI)

2 1 2

Price: $880,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Unit

Agent Comments

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