Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/32 Iona Avenue, Belmont VIC 3216

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $692,500 Property Type House Suburb Belmont

Period - From 22/07/2024 to 21/01/2025 Source price_finder

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

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Address of comparable property	Price	Date of sale
2/100 Mt Pleasant Road, Belmont	$660,000	27/09/2024
28B Lambhill Crescent, Highton	$635,000	22/07/2024
31b Davis Street Belmont VIC	$615,000	18/12/2024

This Statement of Information was prepared on: 22/01/2025