

## 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

3/27 BELMONT AVENUE NORTH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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 6 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

2/27 BELMONT AVENUE NORTH GLEN IRIS VIC 3146	\$615,000	12-Dec-22
8/29 OSBORNE AVENUE GLEN IRIS VIC 3146	\$622,000	19-May-23
1/23 AINTREE ROAD GLEN IRIS VIC 3146	\$625,000	22-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 30 August 2023


**2/27 BELMONT AVENUE NORTH  
GLEN IRIS VIC 3146**
 2   
  1   
  1

Sold Price

**\$615,000**

Sold Date

**12-Dec-22**

Distance

**0km**

**8/29 OSBORNE AVENUE GLEN IRIS  
VIC 3146**
 2   
  1   
  1

Sold Price

**\$622,000**

Sold Date

**19-May-23**

Distance

**0.17km**

**1/23 AINTREE ROAD GLEN IRIS VIC  
3146**
 2   
  1   
  1

Sold Price

**\$625,000**

Sold Date

**22-Oct-22**

Distance

**0.47km**

RS = Recent sale

UN = Undisclosed Sale

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