

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

4/34 BELMONT AVENUE NORTH GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,750,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,472,000

Property type

House

Suburb

Glen Iris

Period-from

01 Mar 2023

to

29 Feb 2024

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
3/41 EDGAR STREET GLEN IRIS VIC 3146	\$1,641,000	04-Jan-24
4/1549-1551 MALVERN ROAD GLEN IRIS VIC 3146	\$1,655,000	06-Oct-23
40 PEATE AVENUE GLEN IRIS VIC 3146	\$1,860,000	19-Oct-23

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: 12 March 2024



3/41 EDGAR STREET GLEN IRIS VIC Sold Price **\$1,641,000** Sold Date **04-Jan-24**
3146

 3  2  2

Distance **0.39km**



4/1549-1551 MALVERN ROAD GLEN IRIS VIC 3146 Sold Price **\$1,655,000** Sold Date **06-Oct-23**

 3  2  2

Distance **0.23km**



40 PEATE AVENUE GLEN IRIS VIC 3146 Sold Price **\$1,860,000** Sold Date **19-Oct-23**

 3  2  2

Distance **1.2km**



2/1600 MALVERN ROAD GLEN IRIS VIC 3146 Sold Price ^{RS} **\$1,610,000** ^{UN} Sold Date **04-Dec-23**

 3  2  2

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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