

## 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

107/25 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Nov 2019

to

31 Oct 2020

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

103/1455 High Street Glen Iris VIC 3146	\$740,000	02-Aug-20
6/281 Tooronga Road Glen Iris VIC 3146	\$680,000	01-Jul-20
103/18 Leopold Street Glen Iris VIC 3146	\$675,000	24-May-20

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: 17 November 2020



**103/1455 High Street Glen Iris VIC 3146**

Sold Price

**\$740,000**

Sold Date **02-Aug-20**

2 2 1

Distance **0.46km**

## OPEN HOUSE INSPECTION POLICY



**6/281 Tooronga Road Glen Iris VIC 3146**

Sold Price

**\$680,000**

Sold Date **01-Jul-20**

2 2 1

Distance **0.69km**



**103/18 Leopold Street Glen Iris VIC 3146**

Sold Price

**\$675,000**

Sold Date **24-May-20**

2 2 1

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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