

## 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

7/15 Belmont Avenue 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

\$365,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Sep 2018

to

31 Aug 2019

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 7/12 Belmont Avenue Glen Iris VIC 3146   | \$375,250 | 01-Aug-19 |
| 403/1615 Malvern Road Glen Iris VIC 3146 | \$385,000 | 29-Jul-19 |
| 19/4 Wills Street Glen Iris VIC 3146     | \$385,000 | 14-Aug-19 |

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: 18 September 2019



**7/12 Belmont Avenue Glen Iris VIC 3146**

Sold Price

**\$375,250**

Sold Date

**01-Aug-19**

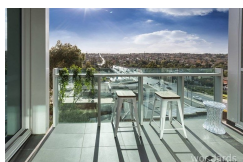
 1

 1

 1

Distance

**0.08km**



**403/1615 Malvern Road Glen Iris VIC 3146**

Sold Price

**\$385,000<sup>UN</sup>**

Sold Date

**29-Jul-19**

 1

 1

 1

Distance

**0.47km**



**19/4 Wills Street Glen Iris VIC 3146**

Sold Price

Sold Date

**14-Aug-19**

 1

 1

 1

Distance

**0.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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