

# STATEMENT OF INFORMATION

25 BELMONT AVENUE N, GLEN IRIS, VIC 3146

PREPARED BY TYNE ZENNER, WOODARDS MT WAVERLEY



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**25 BELMONT AVENUE N, GLEN IRIS, VIC**

 2  1  1

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$600,000 to \$660,000**

Provided by: Tyne Zenner, Woodards Mt Waverley

## SUBURB MEDIAN



**GLEN IRIS, VIC, 3146**

Suburb Median Sale Price (Unit)

**\$533,500**

01 April 2016 to 31 March 2017

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**8/1279 HIGH ST, MALVERN, VIC 3144**

 2  1  1

Sale Price

**\*\$620,500**

Sale Date: 08/04/2017

Distance from Property: 1.1km



**1/14 ELIZABETH ST, MALVERN, VIC 3144**

 2  2  1

Sale Price

**\$645,000**

Sale Date: 01/04/2017

Distance from Property: 1.1km



**205/1314 MALVERN RD, MALVERN, VIC 3144**

 2  1  1

Sale Price

**\$650,000**

Sale Date: 03/02/2017

Distance from Property: 835m



This report has been compiled on 08/06/2017 by Woodards Mt Waverley. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

25 BELMONT AVENUE N, 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)

Single Price / Range

\$600,000 to \$660,000

### Median sale price

Median price

\$533,500

House

Unit

X

Suburb

GLEN IRIS

Period

01 April 2016 to 31 March 2017

Source

pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
8/1279 HIGH ST, MALVERN, VIC 3144	*\$620,500	08/04/2017
1/14 ELIZABETH ST, MALVERN, VIC 3144	\$645,000	01/04/2017
205/1314 MALVERN RD, MALVERN, VIC 3144	\$650,000	03/02/2017