

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

\$1,695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Apr 2023

to

31 Mar 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

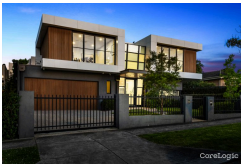
Date of sale

| | | |
|--|-------------|-----------|
| 1/34 BELMONT AVENUE NORTH GLEN IRIS VIC 3146 | \$2,060,000 | 02-Dec-23 |
| 1/10 WILLOW STREET MALVERN VIC 3144 | \$1,606,000 | 16-Dec-23 |
| 3/11 HEDGELEY AVENUE MALVERN EAST VIC 3145 | \$1,680,000 | 23-Mar-24 |

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: 15 April 2024



**1/34 BELMONT AVENUE NORTH
GLEN IRIS VIC 3146**

 3  2  3

Sold Price **\$2,060,000** Sold Date **02-Dec-23**

Distance **0.03km**

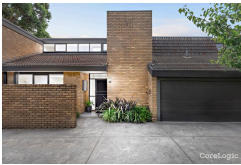


**1/10 WILLOW STREET MALVERN
VIC 3144**

 3  2  2

Sold Price **\$1,606,000** Sold Date **16-Dec-23**

Distance **1.14km**



**3/11 HEDGELEY AVENUE MALVERN
EAST VIC 3145**

 3  2  2

Sold Price ^{RS} **\$1,680,000** Sold Date **23-Mar-24**

Distance **1.68km**



**5/406 WATTLETREE ROAD
MALVERN EAST VIC 3145**

 3  2  2

Sold Price **\$1,515,000** Sold Date **18-Nov-23**

Distance **1.36km**

RS = Recent sale UN = Undisclosed Sale

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