

# 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 34A Liston Street, 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  or range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$ 808,000 Property type Unit Suburb GLEN IRIS  
Period - From 22/03/2022 to 21/03/2023 Source core\_logic

### Comparable property sales

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

| Address of comparable property                | Price       | Date of sale |
|---|-------------|--------------|
| 1 21 Bonnyview Street Glen Iris Vic 3146      | \$1,330,000 | 2023-01-28   |
| 2 2/10 Garden Road Camberwell Vic 3124        | \$1,368,000 | 2022-12-03   |
| 3 4/38-40 Aitchison Avenue Ashburton Vic 3147 | \$1,350,000 | 2022-10-27   |

This Statement of Information was prepared on: 22/03/2023

