

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

58 Liston Street, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$2,450,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2022

to 30/06/2022

Source REIV

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 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
1	10 Young St GLEN IRIS 3146	\$1,900,000	25/05/2022
2	3 Jesse St GLEN IRIS 3146	\$1,850,000	23/07/2022
3	77 Rowen St GLEN IRIS 3146	\$1,680,000	05/05/2022

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 six months.~~

This Statement of Information was prepared on:

12/09/2022 12:24

58 Liston Street, Glen Iris Vic 3146



 3  2  2

Property Type: House
Land Size: 619 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
June quarter 2022: \$2,450,000

Comparable Properties



10 Young St GLEN IRIS 3146 (REI)

Agent Comments

 3  1  2

Price: \$1,900,000
Method: Private Sale
Date: 25/05/2022
Property Type: House
Land Size: 647 sqm approx



3 Jesse St GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$1,850,000
Method: Auction Sale
Date: 23/07/2022
Property Type: House (Res)
Land Size: 657 sqm approx



77 Rowen St GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,680,000
Method: Sold Before Auction
Date: 05/05/2022
Property Type: House (Res)
Land Size: 618 sqm approx

Account - Heavyside



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