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	63 Liston Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,650,000 & $1,800,000

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	31 Liston St GLEN IRIS 3146	$1,940,000	02/04/2022
2	44 Alfred Rd GLEN IRIS 3146	$1,925,000	14/05/2022
3	3 Jesse St GLEN IRIS 3146	$1,850,000	23/07/2022

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: 28/09/2022 10:02

63 Liston Street, Glen Iris Vic 3146

shelter.
Real Estate
Zali Reynolds
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3 2 2

Rooms: 6
Property Type: House
Land Size: 622 sqm approx

Indicative Selling Price
$1,650,000 - $1,800,000
Median House Price
June quarter 2022: $2,450,000

Agent Comments

A welcoming family base for over two decades, this handsome clinker brick home offers a spectacular opportunity to secure a solid residence in very comfortable, well maintained condition whilst allowing endless possibilities to further extend upstairs or into the deep allotment (STCA).

Comparable Properties



31 Liston St GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $1,940,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 648 sqm approx

Agent Comments



44 Alfred Rd GLEN IRIS 3146 (REI/VG)

3 1 2

Price: $1,925,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



3 Jesse St GLEN IRIS 3146 (REI)

3 2 2

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

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

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