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 Queens Parade, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,700,000 & $2,900,000

Median sale price

Median price $2,500,000 Property Type House Suburb Glen Iris

Period - From 06/03/2022 to 05/03/2023 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	22 Ferndale Rd GLEN IRIS 3146	$2,938,000	21/09/2022
2	35 Merton St CAMBERWELL 3124	$2,840,000	17/09/2022
3	125 High St GLEN IRIS 3146	$2,800,000	10/12/2022

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: 06/03/2023 18:52

58 Queens Parade, Glen Iris Vic 3146

shelter.
Real Estate
Zali Reynolds
03 9889 3990
0422 576 049
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4 3 4

Rooms: 10
Property Type: House (Res)
Land Size: 656 sqm approx

Indicative Selling Price
$2,700,000 - $2,900,000
Median House Price
06/03/2022 - 05/03/2023: $2,500,000

Agent Comments

A grand contemporary design tailored to luxurious living and effortless poolside entertaining delivers a dream family lifestyle in this builder's own home with pool and four car garage.

Comparable Properties



22 Ferndale Rd GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,938,000
Method: Private Sale
Date: 21/09/2022
Property Type: House
Land Size: 700 sqm approx

Agent Comments



35 Merton St CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $2,840,000
Method: Auction Sale
Date: 17/09/2022
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments



125 High St GLEN IRIS 3146 (REI)

4 3 2

Price: $2,800,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 808 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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