

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

13/59 Green Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$590,000

&

\$630,000

Median sale price

Median price \$895,500

Property Type Unit

Suburb Ivanhoe

Period - From 01/10/2023

to 31/12/2023

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	8A/200-202 Lower Heidelberg Rd IVANHOE EAST 3079	\$632,500	07/12/2023
2	4/6 Linton St IVANHOE 3079	\$617,000	25/11/2023
3			

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:

18/01/2024 15:08



2 1 2

Property Type: Unit
Agent Comments

Indicative Selling Price

\$590,000 - \$630,000

Median Unit Price

December quarter 2023: \$895,500

Comparable Properties



**8A/200-202 Lower Heidelberg Rd IVANHOE
EAST 3079 (REI)**

Agent Comments

2 1 2

Price: \$632,500

Method: Private Sale

Date: 07/12/2023

Rooms: 4

Property Type: Apartment



4/6 Linton St IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$617,000

Method: Private Sale

Date: 25/11/2023

Rooms: 4

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996