# 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	43 Charteris Drive, Ivanhoe East Vic 3079
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$2,550,000	&	\$2,750,000
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### Median sale price

Median price \$2,	430,000	Property Type	House		Suburb	Ivanhoe East
Period - From 01/	/01/2024 to	o 31/12/2024	5	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	40 Carn Av IVANHOE 3079	\$2,650,000	05/02/2025
2	91 Marshall St IVANHOE 3079	\$2,650,000	06/12/2024
3	184 The Boulevard IVANHOE EAST 3079	\$2,525,000	21/09/2024

#### 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:	04/03/2025 10:58













Property Type: House Land Size: 985 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$2,550,000 - \$2,750,000 **Median House Price** 

Year ending December 2024: \$2,430,000

# Comparable Properties



40 Carn Av IVANHOE 3079 (REI)







**Agent Comments** 

Price: \$2,650,000 Method: Private Sale Date: 05/02/2025

Rooms: 7

Property Type: House (Res) Land Size: 864 sqm approx

91 Marshall St IVANHOE 3079 (REI/VG)







**Agent Comments** 



Price: \$2,650,000 Method: Private Sale





Date: 06/12/2024 Property Type: House Land Size: 933 sqm approx

184 The Boulevard IVANHOE EAST 3079 (REI/VG)

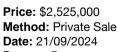
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Agent Comments



Rooms: 7

Property Type: House (Res) Land Size: 876 sqm approx

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





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