Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	146 Waterdale Road, Ivanhoe Vic 3079
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,680,000 & \$1,780,000	Range between	\$1,680,000	&	\$1,780,000
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Median sale price

Median price	\$1,732,500	Pro	perty Type	House		Suburb	Ivanhoe
Period - From	01/07/2023	to	30/06/2024		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

Add	dress of comparable property	Price	Date of sale
1	109 Studley Rd EAGLEMONT 3084	\$1,664,000	09/09/2024
2	118 Maltravers Rd EAGLEMONT 3084	\$1,750,000	27/07/2024
3	255 Waterdale Rd IVANHOE 3079	\$1,750,000	11/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/09/2024 15:48











Property Type: House (Previously

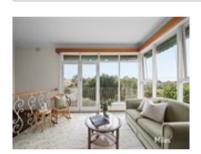
Occupied - Detached) Land Size: 739 sqm approx

Agent Comments

Indicative Selling Price \$1,680,000 - \$1,780,000 **Median House Price**

Year ending June 2024: \$1,732,500

Comparable Properties



109 Studley Rd EAGLEMONT 3084 (REI)





Agent Comments

Price: \$1,664,000 Method: Private Sale Date: 09/09/2024

Rooms: 8

-3

Property Type: House (Res) Land Size: 504 sqm approx



118 Maltravers Rd EAGLEMONT 3084 (REI/VG) Agent Comments





Price: \$1,750,000 Method: Auction Sale Date: 27/07/2024 Rooms: 6

Property Type: House (Res) Land Size: 987 sqm approx



255 Waterdale Rd IVANHOE 3079 (REI/VG)





Price: \$1,750,000 Method: Auction Sale Date: 11/05/2024 Rooms: 6

Property Type: House (Res) Land Size: 638 sqm approx

Agent Comments

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