

# 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

146 Waterdale Road, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,680,000

&

\$1,780,000

### Median sale price

Median price \$1,732,500

Property 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	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 comparable properties 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  
**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)**

Agent Comments



**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 11/05/2024  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 638 sqm approx

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