

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 G02B/173 The Boulevard, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,176,000 Property Type Unit Suburb Ivanhoe East

Period - From 22/01/2023 to 21/01/2024 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	102b/173 The Boulevard IVANHOE EAST 3079	\$1,655,000	02/12/2023
2			
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: 22/01/2024 10:10



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median Unit Price
22/01/2023 - 21/01/2024: \$1,176,000

Comparable Properties



102b/173 The Boulevard IVANHOE EAST 3079 Agent Comments
(REI)



Price: \$1,655,000
Method: Private Sale
Date: 02/12/2023
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.