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

108A/6 Wamba Road, Ivanhoe East Vic 3079

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,250,000	Pro	operty Type	Unit			Suburb	Ivanhoe East
Period - From	01/01/2024	to	31/12/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	32/5-7 Hilltop Cr IVANHOE EAST 3079	\$1,525,000	29/11/2024
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:

19/03/2025 11:02









Property Type: Apartment **Land Size:** 167m2 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median Unit Price Year ending December 2024: \$1,250,000

Agent Comments

Comparable Properties



32/5-7 Hilltop Cr IVANHOE EAST 3079 (REI)



Price: \$1,525,000 Method: Private Sale Date: 29/11/2024 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.

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