

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

41 Forster Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,990,000

Property Type House

Suburb Ivanhoe

Period - From 01/01/2022

to 31/03/2022

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	100 Hawker St IVANHOE 3079	\$1,300,000	18/01/2022
2	461 Upper Heidelberg Rd HEIDELBERG HEIGHTS 3081	\$1,276,000	11/02/2022
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:

27/04/2022 13:21



 2  1  2

Property Type: House
Land Size: 790 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
March quarter 2022: \$1,990,000

Comparable Properties



100 Hawker St IVANHOE 3079 (REI)

Agent Comments

 3  1  -

Price: \$1,300,000
Method: Private Sale
Date: 18/01/2022
Property Type: House
Land Size: 640 sqm approx



461 Upper Heidelberg Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 4  1  2

Price: \$1,276,000
Method: Sold Before Auction
Date: 11/02/2022
Property Type: House (Res)
Land Size: 798 sqm approx

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.