Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |11 Dudley Street, Ivanhoe Vic 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$1,949,000									
Median sale price										
Median price	\$1,800,000	Pro	operty Type	Hou	ise		Suburb	Ivanhoe		
Period - From	01/01/2024	to	31/03/2024		So	ource	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	35 Magnolia Rd IVANHOE 3079	\$1,950,000	24/02/2024
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:

25/06/2024 14:48









Property Type: House Land Size: 1062 sqm approx Agent Comments Indicative Selling Price \$1,949,000 Median House Price March quarter 2024: \$1,800,000

Comparable Properties



 35 Magnolia Rd IVANHOE 3079 (REI/VG)
 Agent Comments

 Image: 1
 3
 Image: 2
 2

 Price: \$1,950,000
 Price: \$1,950,000
 Price: \$1,950,000

 Method: Auction Sale
 Date: 24/02/2024
 Price: \$1,000

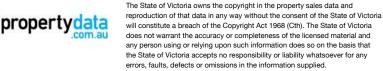
 Date: 24/02/2024
 Rooms: 4
 Price: \$1,000

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.

Property Type: House (Res) Land Size: 828 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.