

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

11 Dudley Street, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$1,949,000

Median sale price

Median price

\$1,800,000

Property Type

House

Suburb

Ivanhoe

Period - From

01/01/2024

to

31/03/2024

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	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:

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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

3 2 2

Price: \$1,950,000
Method: Auction Sale
Date: 24/02/2024
Rooms: 4
Property Type: House (Res)
Land Size: 828 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.