

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

5/3 Mervyn Crescent, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$2,050,000

Median sale price

Median price

\$925,000

Property Type

Townhouse

Suburb

Ivanhoe

Period - From

23/02/2021

to

22/02/2022

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	30 Ivanhoe Pde IVANHOE 3079	\$2,330,000	04/02/2022
2	2/11 Clark Rd IVANHOE 3079	\$2,260,000	10/10/2021
3	9 Cremean Av IVANHOE 3079	\$2,205,000	21/11/2021

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:

23/02/2022 09:20



4 3 2

Property Type: Townhouse
(Single)

Land Size: 317 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$2,050,000

Median Townhouse Price

23/02/2021 - 22/02/2022: \$925,000

Comparable Properties



30 Ivanhoe Pde IVANHOE 3079 (REI)

[Agent Comments](#)

3 2 2

Price: \$2,330,000

Method: Private Sale

Date: 04/02/2022

Property Type: House

Land Size: 286 sqm approx



2/11 Clark Rd IVANHOE 3079 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$2,260,000

Method: Auction Sale

Date: 10/10/2021

Property Type: Townhouse (Res)

Land Size: 279 sqm approx



9 Cremean Av IVANHOE 3079 (REI)

[Agent Comments](#)

4 3 2

Price: \$2,205,000

Method: Auction Sale

Date: 21/11/2021

Property Type: House (Res)

Land Size: 323 sqm approx