

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

4/5 Curzon Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$880,000

&

\$950,000

Median sale price

Median price \$800,000

Property Type Unit

Suburb Ivanhoe

Period - From 01/07/2021

to

30/06/2022

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	6/5 Curzon St IVANHOE 3079	\$950,000	15/06/2022
2	1/28 Edwin St IVANHOE 3079	\$880,888	07/05/2022
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:

13/09/2022 11:43



2 2 1

Property Type: Townhouse (Res)

Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median Unit Price

Year ending June 2022: \$800,000

Comparable Properties



6/5 Curzon St IVANHOE 3079 (REI/VG)

Agent Comments

2 2 1

Price: \$950,000

Method: Sold Before Auction

Date: 15/06/2022

Property Type: Townhouse (Res)



1/28 Edwin St IVANHOE 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$880,888

Method: Auction Sale

Date: 07/05/2022

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 242 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.