

# 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

20 Rockbeare Grove, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$4,850,000

### Median sale price

Median price

\$1,745,000

Property Type

House

Suburb

Ivanhoe

Period - From

01/04/2023

to

30/06/2023

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 | 25 Flora Gr IVANHOE EAST 3079  | \$4,850,000 | 23/02/2023   |
| 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:

17/08/2023 16:53



6 5 4

**Property Type:** House  
**Land Size:** 2076 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,850,000  
**Median House Price**  
June quarter 2023: \$1,745,000

## Comparable Properties



**25 Flora Gr IVANHOE EAST 3079 (REI/VG)**

**Agent Comments**

4 6 5

**Price:** \$4,850,000  
**Method:** Private Sale  
**Date:** 23/02/2023  
**Property Type:** House  
**Land Size:** 706 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.