Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	3/6 Studley Road, Ivanhoe Vic 3079
Including suburb and	
postcode	

Indicative selling price

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

Range between \$550,000 &	\$580,000
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Median sale price

Median price	\$680,000	Pro	perty Type U	nit		Suburb	Ivanhoe
Period - From	29/01/2024	to	28/01/2025	So	urce	Property	/ Data

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

	areas or comparable property	1 1100	Date of Sale
1	12/33 Carmichael St IVANHOE EAST 3079	\$600,000	08/01/2025
2	5/84 Marshall St IVANHOE 3079	\$530,000	30/10/2024
3	5/10 Ashby Gr EAGLEMONT 3084	\$580,000	17/08/2024

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:	29/01/2025 14:20



Date of sale







Property Type: Apartment **Land Size:** 83 sqm approx Agent Comments

Owners Corp approx \$1,500

Indicative Selling Price \$550,000 - \$580,000 Median Unit Price 29/01/2024 - 28/01/2025: \$680,000

Comparable Properties

12/33 Carmichael St IVANHOE EAST 3079 (REI)

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1

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Agent Comments

Price: \$600,000 Method: Private Sale Date: 08/01/2025

Rooms: 3

Property Type: Apartment

5/84 Marshall St IVANHOE 3079 (REI/VG)

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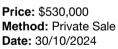
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-3 .

Agent Comments



Property Type: Apartment

5/10 Ashby Gr EAGLEMONT 3084 (REI/VG)



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Agent Comments

Price: \$580,000 Method: Private Sale Date: 17/08/2024 Property Type: Unit

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





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