

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 38 Oriel Road – Ivanhoe 3079

Indicative selling price

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

Price

\$ 1,095,000 - Negotiable

Median sale price

Median price

\$ 1,670,000

Property type

House

Suburb

Ivanhoe 3079

Period - From

01 03 23

to

30 06 23

Source

REIV

Comparable property sales.

The estate agent reasonably believes that fewer than three (3) comparable properties were sold within two (2) Kilometres of the property for sale in the last six (6) months.

This Statement of Information was prepared on:

14 / 09 / 2023