

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

65A Jellicoe Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$690,000

Property Type Unit

Suburb Ivanhoe

Period - From 01/01/2023

to

31/03/2023

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	5a Ayton St IVANHOE 3079	\$1,316,000	12/04/2023
2	1/33 Jellicoe St IVANHOE 3079	\$1,100,000	22/12/2022
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:

24/04/2023 14:11



 3
  2
  2

Property Type: Townhouse
Land Size: 160m2 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median Unit Price
 March quarter 2023: \$690,000

Comparable Properties



5a Ayton St IVANHOE 3079 (REI)

Agent Comments

 3
  2
  2

Price: \$1,316,000
Method: Sold Before Auction
Date: 12/04/2023
Property Type: Townhouse (Single)



1/33 Jellicoe St IVANHOE 3079 (REI/VG)

Agent Comments

 3
  1
  3

Price: \$1,100,000
Method: Private Sale
Date: 22/12/2022
Property Type: House

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.

Account - Barry Plant | P: (03) 9431 1243