

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

1/5 Noel Street, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$419,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/10/2020

to

30/09/2021

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	6/46 Barkly PI HEIDELBERG 3084	\$410,000	05/08/2021
2	12/26 Livingstone St IVANHOE 3079	\$409,000	06/08/2021
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:

10/12/2021 17:12

1/5 Noel Street, Ivanhoe Vic 3079

COLLINGS

Spiros Vamvalis

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$419,000

Median Unit Price

Year ending September 2021: \$800,000

Comparable Properties

6/46 Barkly PI HEIDELBERG 3084 (VG)

Agent Comments



Price: \$410,000

Method: Sale

Date: 05/08/2021

Property Type: Subdivided Flat - Single OYO Flat



12/26 Livingstone St IVANHOE 3079 (VG)

Agent Comments



Price: \$409,000

Method: Sale

Date: 06/08/2021

Property Type: Flat/Unit/Apartment (Res)

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 - Collings Real Estate | P: 03 9486 2000



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