

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

47 Rockbeare Grove, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$2,150,000

Median sale price

Median price

\$1,705,000

Property Type

House

Suburb

Ivanhoe

Period - From

01/04/2024

to

30/06/2024

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	10 Ambrose St IVANHOE 3079	\$1,475,000	02/09/2024
2	13 Jellicoe St IVANHOE 3079	\$1,775,000	08/08/2024
3	189 Waterdale Rd IVANHOE 3079	\$1,850,000	08/08/2024

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:

06/10/2024 13:25



 3  1  2

Property Type: House (Res)

Land Size: 683 sqm approx

Agent Comments

Indicative Selling Price

\$2,150,000

Median House Price

June quarter 2024: \$1,705,000

Comparable Properties



10 Ambrose St IVANHOE 3079 (REI)

Agent Comments

 3  1  1

Price: \$1,475,000

Method: Sold Before Auction

Date: 02/09/2024

Property Type: House (Res)

Land Size: 590 sqm approx



13 Jellicoe St IVANHOE 3079 (REI)

Agent Comments

 3  2  2

Price: \$1,775,000

Method: Private Sale

Date: 08/08/2024

Property Type: House



189 Waterdale Rd IVANHOE 3079 (REI)

Agent Comments

 3  2  2

Price: \$1,850,000

Method: Sold Before Auction

Date: 08/08/2024

Rooms: 6

Property Type: House (Res)

Land Size: 636 sqm approx

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