

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

42 Mcarthur Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$1,950,000

&

\$2,050,000

Median sale price

Median price \$1,910,000

Property Type House

Suburb Ivanhoe East

Period - From 01/04/2020

to 31/03/2021

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	4 Toora St IVANHOE 3079	\$1,955,000	01/04/2021
2	67 Streeton Cr IVANHOE EAST 3079	\$2,000,000	15/02/2021
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:

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4 2 3

Property Type: House
Land Size: 714 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,050,000
Median House Price
Year ending March 2021: \$1,910,000

Comparable Properties



4 Toora St IVANHOE 3079 (REI/VG)

Agent Comments

4 2 2

Price: \$1,955,000
Method: Sold Before Auction
Date: 01/04/2021
Property Type: House
Land Size: 600 sqm approx



67 Streeton Cr IVANHOE EAST 3079 (REI/VG)

Agent Comments

3 2 2

Price: \$2,000,000
Method: Private Sale
Date: 15/02/2021
Property Type: House
Land Size: 1100 sqm approx

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.