

# 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

4/3 Mervyn Crescent, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,980,000

### Median sale price

Median price

\$1,780,000

Property Type

House

Suburb

Ivanhoe

Period - From

01/01/2022

to

31/12/2022

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	1a Arbor St ALPHINGTON 3078	\$2,260,000	16/12/2022
2	1/6-8 Green St IVANHOE 3079	\$1,680,000	28/02/2023
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:

17/03/2023 15:02



 4  2  2

**Rooms:** 7  
**Property Type:** Townhouse  
**Land Size:** 255 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,980,000  
**Median House Price**  
Year ending December 2022: \$1,780,000

## Comparable Properties



1a Arbor St ALPHINGTON 3078 (REI/VG)

Agent Comments

 4  4  2

**Price:** \$2,260,000  
**Method:** Private Sale  
**Date:** 16/12/2022  
**Property Type:** House  
**Land Size:** 325.40 sqm approx



1/6-8 Green St IVANHOE 3079 (REI)

Agent Comments

 3  2  2

**Price:** \$1,680,000  
**Method:** Private Sale  
**Date:** 28/02/2023  
**Property Type:** House  
**Land Size:** 350 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.

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