

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

1/12 Thoresby Grove Ivanhoe VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

2/16 Lantana Street Ivanhoe VIC 3079	\$900,000	21-Oct-21
33 Oriel Road Ivanhoe VIC 3079	\$1,271,000	11-May-21
3/22 Belmont Road Ivanhoe VIC 3079	\$1,145,000	08-May-21

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 6 months.~~

This Statement of Information was prepared on: 03 November 2021



2/16 Lantana Street Ivanhoe VIC 3079

3 1 2

Sold Price

^{RS}

\$900,000

Sold Date

21-Oct-21

Distance

0.76km



33 Oriel Road Ivanhoe VIC 3079

3 2 2

Sold Price

\$1,271,000

Sold Date

11-May-21

Distance

1.25km



3/22 Belmont Road Ivanhoe VIC 3079

3 1 2

Sold Price

\$1,145,000

Sold Date

08-May-21

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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