## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

vanhoe Vic 3079

### Indicative selling price

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

Range between \$1,650,000	&	\$1,750,000
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### Median sale price

Median price	\$1,740,000	Pro	perty Type	House		Suburb	Ivanhoe
Period - From	02/09/2023	to	01/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	118 Maltravers Rd EAGLEMONT 3084	\$1,750,000	27/07/2024
2	1 Trent St IVANHOE 3079	\$1,705,000	29/05/2024
3	994 Heidelberg Rd IVANHOE 3079	\$1,700,000	06/05/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/09/2024 10:34







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**Property Type:** House (Res) **Land Size:** 653m2 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price 02/09/2023 - 01/09/2024: \$1,740,000

# Comparable Properties



118 Maltravers Rd EAGLEMONT 3084 (REI)

**-** 1 **E** 

Price: \$1,750,000 Method: Auction Sale Date: 27/07/2024 Rooms: 6

**Property Type:** House (Res) **Land Size:** 987 sqm approx

**Agent Comments** 



1 Trent St IVANHOE 3079 (REI)

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Price: \$1,705,000

Method: Sold Before Auction

Date: 29/05/2024 Rooms: 5

Property Type: House (Res) Land Size: 687 sqm approx

Agent Comments



994 Heidelberg Rd IVANHOE 3079 (REI)

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**Price:** \$1,700,000 **Method:** Private Sale **Date:** 06/05/2024 **Rooms:** 6

Property Type: House (Res) Land Size: 850 sqm approx **Agent Comments** 

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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