

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 46 Studley Road, Ivanhoe 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

Median sale price

Median price \$1,740,000 Property 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	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 comparable properties 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



4 2 2

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) [Agent Comments](#)

3 1 2

Price: \$1,750,000
Method: Auction Sale
Date: 27/07/2024
Rooms: 6
Property Type: House (Res)
Land Size: 987 sqm approx



1 Trent St IVANHOE 3079 (REI) [Agent Comments](#)

3 1 2

Price: \$1,705,000
Method: Sold Before Auction
Date: 29/05/2024
Rooms: 5
Property Type: House (Res)
Land Size: 687 sqm approx



994 Heidelberg Rd IVANHOE 3079 (REI) [Agent Comments](#)

2 1 2

Price: \$1,700,000
Method: Private Sale
Date: 06/05/2024
Rooms: 6
Property Type: House (Res)
Land Size: 850 sqm approx

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