

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

1/38 Ford Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price

Median price \$1,327,500

Property Type House

Suburb Ivanhoe

Period - From 01/10/2022

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	58 Ford St IVANHOE 3079	\$1,260,000	14/10/2022
2	58 Ford St IVANHOE 3079	\$1,260,000	14/10/2022
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:

04/04/2023 10:26



4 2 2

Property Type: Townhouse

Land Size: 283 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

December quarter 2022: \$1,327,500

Comparable Properties



58 Ford St IVANHOE 3079 (REI/VG)

Agent Comments

3 3 2

Price: \$1,260,000

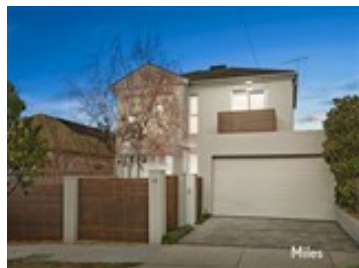
Method: Private Sale

Date: 14/10/2022

Rooms: 5

Property Type: House (Res)

Land Size: 278 sqm approx



58 Ford St IVANHOE 3079 (REI/VG)

Agent Comments

3 3 2

Price: \$1,260,000

Method: Private Sale

Date: 14/10/2022

Rooms: 5

Property Type: House (Res)

Land Size: 278 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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