Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1/74 Marshall Street, Ivanhoe Vic 3079

Indicative selling price

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

Median sale price

Median price	\$790,000	Pro	perty Type U	nit		Suburb	Ivanhoe
Period - From	01/07/2022	to	30/09/2022	Sc	urce	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	1b/200-202 Lower Heidelberg Rd IVANHOE EAST 3079	\$588,000	08/11/2022
2	6/14-16 Merton St IVANHOE 3079	\$582,500	26/07/2022
3	4/67 Ivanhoe Pde IVANHOE 3079	\$575,000	25/11/2022

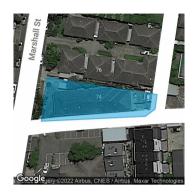
OR

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:	13/12/2022 11:10









Property Type:Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price \$560,000 - \$590,000 Median Unit Price September quarter 2022: \$790,000

Comparable Properties



1b/200-202 Lower Heidelberg Rd IVANHOE EAST 3079 (REI)

<u>⊫</u> 2 **≒** 1 **□**

Price: \$588,000 Method: Private Sale Date: 08/11/2022

Property Type: Apartment

Agent Comments



6/14-16 Merton St IVANHOE 3079 (REI)

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Price: \$582,500 Method: Private Sale

Date: 26/07/2022 Property Type: Apartment **Agent Comments**



4/67 Ivanhoe Pde IVANHOE 3079 (REI)

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Agent Comments

Price: \$575,000 Method: Private Sale Date: 25/11/2022 Property Type: Unit

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



