

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

1/74 Marshall Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price \$790,000

Property Type Unit

Suburb Ivanhoe

Period - From 01/07/2022

to 30/09/2022

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	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 comparable properties 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)

Agent Comments



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



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

Agent Comments



Price: \$582,500
Method: Private Sale
Date: 26/07/2022
Property Type: Apartment



4/67 Ivanhoe Pde IVANHOE 3079 (REI)

Agent Comments



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