

# 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

28 Charteris Drive, Ivanhoe East Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$2,100,000

&

\$2,300,000

### Median sale price

Median price

\$2,500,000

Property Type

House

Suburb

Ivanhoe East

Period - From

01/01/2023

to

31/12/2023

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	10 John St IVANHOE 3079	\$2,221,000	22/09/2023
2	22 Flora Gr IVANHOE EAST 3079	\$2,130,000	01/03/2024
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:

07/03/2024 14:49



3 1 3

**Property Type:** House  
**Land Size:** 770 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,100,000 - \$2,300,000  
**Median House Price**  
Year ending December 2023: \$2,500,000

## Comparable Properties



**10 John St IVANHOE 3079 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$2,221,000  
**Method:** Private Sale  
**Date:** 22/09/2023  
**Property Type:** House  
**Land Size:** 627 sqm approx



**22 Flora Gr IVANHOE EAST 3079 (REI)**

**Agent Comments**

3 2 1

**Price:** \$2,130,000  
**Method:** Sold Before Auction  
**Date:** 01/03/2024  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 624 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.

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