

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

12/229 BANKSIA STREET IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

7 IRONBARK CRESCENT IVANHOE VIC 3079	\$825,000	10-Mar-23
79A HAWKER STREET IVANHOE VIC 3079	\$945,000	26-Feb-23

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 6 months.

This Statement of Information was prepared on: 13 July 2023


**7 IRONBARK CRESCENT IVANHOE
VIC 3079**
 3  2  1

Sold Price

\$825,000

Sold Date

10-Mar-23

Distance

0.13km

**79A HAWKER STREET IVANHOE
VIC 3079**
 3  1  2

Sold Price

\$945,000

Sold Date

26-Feb-23

Distance

0.42km
RS = Recent sale

UN = Undisclosed Sale

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