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

143 Ivanhoe Parade, Ivanhoe Vic 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$2,200,000		&		\$2,400,000				
Median sale price									
Median price	\$1,800,000	Pro	operty Type	Ηοι	ISE		Suburb	Ivanhoe	
Period - From	07/01/2024	to	06/01/2025		So	ource	Property	/ Data	

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 sixmonths 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	24 Ailsa Gr IVANHOE 3079	\$2,375,000	13/11/2024
2	123 Green St IVANHOE 3079	\$2,330,000	21/09/2024
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:

07/01/2025 12:10









Property Type: House (Previously Occupied - Detached) Land Size: 781 sqm approx Agent Comments Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price 07/01/2024 - 06/01/2025: \$1,800,000

Comparable Properties

24 Ailsa Gr IVANHOE 3079 (REI) 4 4 3 2 Price: \$2,375,000 Method: Sold Before Auction Date: 13/11/2024 Rooms: 6 Property Type: House (Res) Land Size: 627 sqm approx	Agent Comments
123 Green St IVANHOE 3079 (REI/VG) 123 Green St IVANHOE 3079 (REI/VG) 123 Green St IVANHOE 3079 (REI/VG) 124 Image: 2 1 125 Image: 2 1 126 Image: 2 2 127 Image: 2 1 128 Image: 2 1 129 Image: 2 1 120 Image: 2 <td>Agent Comments</td>	Agent Comments

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



propertydata

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