## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	2/65 Oriel Road, Ivanhoe Vic 3079
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$750,000 & \$820,000	Range between	\$750,000	&	\$820,000
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#### Median sale price

Median price	\$703,000	Pro	perty Type	Jnit		Suburb	Ivanhoe
Period - From	01/07/2023	to	30/09/2023	S	ource	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

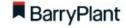
Add	dress of comparable property	Price	Date of sale
1	2/20 Dalveen Rd IVANHOE 3079	\$975,000	18/08/2023
2	1 Ironbark Cr IVANHOE 3079	\$975,000	12/05/2023
3	3/27 Forster St IVANHOE 3079	\$910,000	19/04/2023

#### 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:	24/11/2023 06:15













Property Type: Townhouse (Res) Land Size: 212 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$750,000 - \$820,000 **Median Unit Price** September quarter 2023: \$703,000

# Comparable Properties



2/20 Dalveen Rd IVANHOE 3079 (REI/VG)







Price: \$975,000

Method: Sold Before Auction

Date: 18/08/2023

Property Type: Townhouse (Res)

**Agent Comments** 

1 Ironbark Cr IVANHOE 3079 (VG)

**-**3





Price: \$975,000 Method: Sale Date: 12/05/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/27 Forster St IVANHOE 3079 (REI/VG)





Price: \$910.000

Method: Sold Before Auction

Date: 19/04/2023

Property Type: Townhouse (Res)

Agent Comments

**Account** - Barry Plant | P: (03) 9431 1243



