

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

4/12 Noel Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$840,000

&

\$920,000

Median sale price

Median price \$975,000

Property Type Townhouse

Suburb Ivanhoe

Period - From 04/07/2023

to

03/07/2024

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	2 Tully Ct IVANHOE 3079	\$880,000	19/04/2024
2	7/5 Curzon St IVANHOE 3079	\$875,000	29/03/2024
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:

04/07/2024 15:08

4/12 Noel Street, Ivanhoe Vic 3079

**Jellis
Craig**

Joe Vicino

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Indicative Selling Price

\$840,000 - \$920,000

Median Townhouse Price

04/07/2023 - 03/07/2024: \$975,000



 2  1  1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2 Tully Ct IVANHOE 3079 (REI)

Agent Comments

 2  2  1

Price: \$880,000

Method: Private Sale

Date: 19/04/2024

Property Type: Townhouse (Single)



7/5 Curzon St IVANHOE 3079 (REI/VG)

Agent Comments

 2  2  1

Price: \$875,000

Method: Private Sale

Date: 29/03/2024

Rooms: 8

Property Type: Townhouse (Res)

Land Size: 198 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



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