

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

7/23-25 Wilfred Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$685,000 & \$730,000

Median sale price

Median price \$737,500 Property Type Unit Suburb Ivanhoe East

Period - From 01/01/2022 to 31/12/2022 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	1/141 Marshall St IVANHOE 3079	\$756,000	10/12/2022
2			
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: 13/02/2023 14:02



Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$685,000 - \$730,000
Median Unit Price
Year ending December 2022: \$737,500

Comparable Properties



1/141 Marshall St IVANHOE 3079 (REI)

Agent Comments



Price: \$756,000
Method: Auction Sale
Date: 10/12/2022
Rooms: 3
Property Type: Unit

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.