

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

104A Locksley Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,732,500

Property Type House

Suburb Ivanhoe

Period - From 01/07/2023

to

30/06/2024

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	1/38 Studley Rd IVANHOE 3079	\$1,480,000	20/07/2024
2	6/17 Cedric St IVANHOE EAST 3079	\$1,391,500	13/06/2024
3	3/98 Lower Heidelberg Rd IVANHOE 3079	\$1,400,000	08/05/2024

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:

14/08/2024 14:20



3
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Property Type: House

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending June 2024: \$1,732,500

Comparable Properties



1/38 Studley Rd IVANHOE 3079 (REI)

Agent Comments

4
 2
 2

Price: \$1,480,000

Method: Private Sale

Date: 20/07/2024

Rooms: 6

Property Type: Townhouse (Res)



6/17 Cedric St IVANHOE EAST 3079 (REI)

Agent Comments

3
 2
 2

Price: \$1,391,500

Method: Private Sale

Date: 13/06/2024

Property Type: Townhouse (Single)



3/98 Lower Heidelberg Rd IVANHOE 3079 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,400,000

Method: Private Sale

Date: 08/05/2024

Rooms: 5

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996