

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

13 Dalveen Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$920,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/04/2024

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	2/22 Ivanhoe Pde IVANHOE 3079	\$1,200,000	14/05/2024
2	2 Tully Ct IVANHOE 3079	\$880,000	19/04/2024
3	4/100 Ford St IVANHOE 3079	\$966,000	16/12/2023

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:

29/07/2024 14:38



 2
  1
  1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$920,000

Median Unit Price

June quarter 2024: \$630,000

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.

Comparable Properties



2/22 Ivanhoe Pde IVANHOE 3079 (REI)

Agent Comments

 2
  2
  1

Price: \$1,200,000

Method: Sold Before Auction

Date: 14/05/2024

Property Type: Townhouse (Res)



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)



4/100 Ford St IVANHOE 3079 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$966,000

Method: Private Sale

Date: 16/12/2023

Property Type: Townhouse (Single)

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