#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

<b>Property</b>	offered	for sale
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Address	13 Dalveen Road, Ivanhoe Vic 3079
Including suburb and	
postcode	

#### 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	Pro	perty Type	Unit		Suburb	Ivanhoe
Period - From 0	1/04/2024	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

Aut	areas or comparable property	1 1100	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

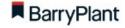
#### OR

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



Date of sale







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** 

Price: \$1,200,000

Method: Sold Before Auction

Date: 14/05/2024

Property Type: Townhouse (Res)



2 Tully Ct IVANHOE 3079 (REI)







Price: \$880,000 Method: Private Sale Date: 19/04/2024

Property Type: Townhouse (Single)

Agent Comments



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





Price: \$966.000 Method: Private Sale Date: 16/12/2023

Property Type: Townhouse (Single)

Agent Comments

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



