

# 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

1/90 Livingstone Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$795,000

&

\$870,000

### Median sale price

Median price \$739,900

Property Type Unit

Suburb Ivanhoe

Period - From 01/04/2020

to

31/03/2021

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	1/17 Jellicoe St IVANHOE 3079	\$835,500	21/12/2020
2	2/38 Livingstone St IVANHOE 3079	\$800,000	23/02/2021
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:

19/04/2021 13:02



 3  1  2

**Rooms:** 4

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$795,000 - \$870,000

**Median Unit Price**

Year ending March 2021: \$739,900

## Comparable Properties



**1/17 Jellicoe St IVANHOE 3079 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$835,500

**Method:** Sold Before Auction

**Date:** 21/12/2020

**Property Type:** Unit



**2/38 Livingstone St IVANHOE 3079 (REI)**

Agent Comments

 3  1  1

**Price:** \$800,000

**Method:** Private Sale

**Date:** 23/02/2021

**Property Type:** Townhouse (Single)

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.