Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	1/90 Livingstone Street, Ivanhoe Vic 3079
Including suburb and	
postcode	

Indicative selling price

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

Range between \$795,000	&	\$870,000
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Median sale price

Median price	\$739,900	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



Date of sale







Rooms: 4

Property Type: Townhouse

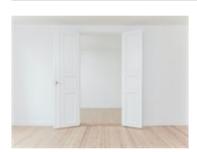
(Single)

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)





Price: \$835,500

Method: Sold Before Auction

Date: 21/12/2020 Property Type: Unit **Agent Comments**



2/38 Livingstone St IVANHOE 3079 (REI)







Price: \$800,000 Method: Private Sale

Date: 23/02/2021

Property Type: Townhouse (Single)

Agent Comments

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.

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



