

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

16 Cassinia Lane, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Ivanhoe

Period - From 01/04/2022 to 31/03/2023 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	4/35 Myrtle St IVANHOE 3079	\$790,000	25/02/2023
2	1/32 Green St IVANHOE 3079	\$765,000	25/03/2023
3	1/141 Marshall St IVANHOE 3079	\$756,000	10/12/2022

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:

17/05/2023 15:33



Property Type:

Agent Comments

Indicative Selling Price

\$720,000 - \$790,000

Median Unit Price

Year ending March 2023: \$720,000

Comparable Properties



4/35 Myrtle St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$790,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Unit



1/32 Green St IVANHOE 3079 (REI)

Agent Comments



Price: \$765,000

Method: Sold Before Auction

Date: 25/03/2023

Rooms: 4

Property Type: Unit



1/141 Marshall St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$756,000

Method: Auction Sale

Date: 10/12/2022

Rooms: 3

Property Type: Unit