

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

29 Burke Road North, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,175,000 Property Type House Suburb Ivanhoe East

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.

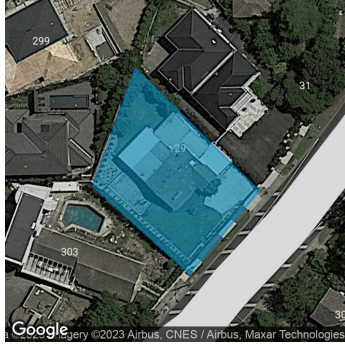
	Address of comparable property	Price	Date of sale
1	2A Hopetoun Gr IVANHOE EAST 3079	\$2,500,000	07/06/2023
2	3 Flora Gr IVANHOE EAST 3079	\$2,175,000	18/03/2023
3	27 Mcarthur Rd IVANHOE EAST 3079	\$2,090,000	20/05/2023

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:

27/06/2023 10:05



 4  2  2

Property Type: House (Res)

Land Size: 873 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

Year ending March 2023: \$2,175,000

Comparable Properties



2A Hopetoun Gr IVANHOE EAST 3079 (REI)

Agent Comments

 4  2  3

Price: \$2,500,000

Method: Private Sale

Date: 07/06/2023

Property Type: House

Land Size: 604 sqm approx



3 Flora Gr IVANHOE EAST 3079 (REI/VG)

Agent Comments

 5  2  1

Price: \$2,175,000

Method: Auction Sale

Date: 18/03/2023

Rooms: 9

Property Type: House (Res)

Land Size: 585 sqm approx



27 McArthur Rd IVANHOE EAST 3079 (REI)

Agent Comments

 4  2  -

Price: \$2,090,000

Method: Auction Sale

Date: 20/05/2023

Rooms: 7

Property Type: House (Res)

Land Size: 748 sqm approx

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