Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	3/6 Studley Road, Ivanhoe Vic 3079
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$520,000	&	\$570,000
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Median sale price

Median price	\$760,500	Pro	perty Type	Jnit		Suburb	Ivanhoe
Period - From	01/10/2023	to	30/09/2024	So	ource	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 Price Date of sale

1	5/84 Marshall St IVANHOE 3079	\$530,000	30/10/2024
2	5/10 Ashby Gr EAGLEMONT 3084	\$580,000	17/08/2024
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:	15/01/2025 23:01





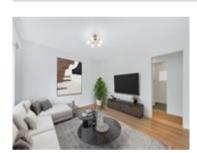




Property Type: Apartment **Land Size:** 83 sqm approx Agent Comments
Owners Corp

Indicative Selling Price \$520,000 - \$570,000 Median Unit Price Year ending September 2024: \$760,500

Comparable Properties



5/84 Marshall St IVANHOE 3079 (REI/VG)

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Price: \$530,000 **Method:** Private Sale **Date:** 30/10/2024

Property Type: Apartment

Agent Comments

Similar location, Studley considered favourable. Cosmetic updates completed on 5/84 Marshall St although it's approx.22m2 smaller.



5/10 Ashby Gr EAGLEMONT 3084 (REI/VG)

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Price: \$580,000

Method: Private Sale Date: 17/08/2024 Property Type: Unit





a 1

Agent Comments

Similar 60 era build, 5/10 Ashby is approx 10m2 smaller, kitchen and bathroom have been more recently

updated.

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.

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