

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

3/6 Studley Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$520,000

&

\$570,000

Median sale price

Median price

\$760,500

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/10/2023

to

30/09/2024

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	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



 2  1  1

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)

 2  1  1

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)

 2  1  1

Price: \$580,000

Method: Private Sale

Date: 17/08/2024

Property Type: Unit

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.

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



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