

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

9/26 Livingstone Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$810,000 Property Type Unit Suburb Ivanhoe

Period - From 01/01/2023 to 31/12/2023 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	4/69 Marshall St IVANHOE 3079	\$600,000	21/11/2023
2	2/18 Carmichael St IVANHOE EAST 3079	\$590,000	08/10/2023
3	7/125 Locksley Rd IVANHOE 3079	\$558,000	26/08/2023

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:

19/02/2024 10:05



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending December 2023: \$810,000

Comparable Properties



4/69 Marshall St IVANHOE 3079 (VG)

Agent Comments

2 - -

Price: \$600,000
Method: Sale
Date: 21/11/2023
Property Type: Flat/Unit/Apartment (Res)



2/18 Carmichael St IVANHOE EAST 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$590,000
Method: Private Sale
Date: 08/10/2023
Rooms: 3
Property Type: Apartment



7/125 Locksley Rd IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$558,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Unit

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