

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

5/96 St Elmo Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$849,500

Median sale price

Median price

\$934,000

Property Type

Townhouse

Suburb

Ivanhoe

Period - From

02/12/2020

to

01/12/2021

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	3/69 Livingstone St IVANHOE 3079	\$871,000	29/10/2021
2	1/20 Livingstone St IVANHOE 3079	\$825,000	30/06/2021
3	3/3 Noel St IVANHOE 3079	\$820,000	04/11/2021

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:

02/12/2021 20:02



2 1 1

Rooms: 4

Property Type: Townhouse
(Single)

Land Size: 121 sqm approx

Agent Comments

Indicative Selling Price

\$849,500

Median Townhouse Price

02/12/2020 - 01/12/2021: \$934,000

Comparable Properties



3/69 Livingstone St IVANHOE 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$871,000

Method: Sold Before Auction

Date: 29/10/2021

Property Type: Unit



1/20 Livingstone St IVANHOE 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$825,000

Method: Sold Before Auction

Date: 30/06/2021

Rooms: 3

Property Type: Unit



3/3 Noel St IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$820,000

Method: Sold Before Auction

Date: 04/11/2021

Property Type: Townhouse (Res)