

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

1/61 Beatty Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$790,000

&

\$830,000

Median sale price

Median price \$739,900

Property Type Unit

Suburb Ivanhoe

Period - From 01/04/2020

to 31/03/2021

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	2/130 Bond St IVANHOE 3079	\$855,000	11/03/2021
2	2/121 Waterdale Rd IVANHOE 3079	\$840,000	18/03/2021
3	3/35 Myrtle St IVANHOE 3079	\$775,000	18/02/2021

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:

26/04/2021 12:02



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$790,000 - \$830,000
Median Unit Price
Year ending March 2021: \$739,900

Comparable Properties



2/130 Bond St IVANHOE 3079 (REI)

Agent Comments

2 2 1

Price: \$855,000
Method: Sold Before Auction
Date: 11/03/2021
Property Type: Townhouse (Res)



2/121 Waterdale Rd IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$840,000
Method: Sold Before Auction
Date: 18/03/2021
Property Type: Unit



3/35 Myrtle St IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$775,000
Method: Sold Before Auction
Date: 18/02/2021
Property Type: Unit