## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 20 King Street, Ivanhoe East Vic 3079

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquo	ting		
Range betweer	\$2,450,000		&		\$2,599,000			
Median sale pr	rice							
Median price	\$2,412,500	Pro	Property Type Hou		se		Suburb	Ivanhoe East
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	337 The Boulevard IVANHOE EAST 3079	\$2,500,000	24/02/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

04/06/2024 12:34









Property Type: House (Res) Land Size: 942 sqm approx Agent Comments Indicative Selling Price \$2,450,000 - \$2,599,000 Median House Price March quarter 2024: \$2,412,500

# **Comparable Properties**



337 The Boulevard IVANHOE EAST 3079 (REI) Agent Comments



Price: \$2,500,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 784 sqm approx

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

propertydata



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