

# 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 Ironbark Crescent, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$975,000

### Median sale price

Median price

\$950,000

Property Type

Townhouse

Suburb

Ivanhoe

Period - From

27/04/2022

to

26/04/2023

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 | 1/127 Ford St IVANHOE 3079     | \$1,045,000 | 22/01/2023   |
| 2 | 79a Hawker St IVANHOE 3079     | \$945,000   | 26/02/2023   |
| 3 | 3/102 Oriel Rd BELLFIELD 3081  | \$893,000   | 07/03/2023   |

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:

27/04/2023 09:41



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$975,000

Median Townhouse Price

27/04/2022 - 26/04/2023: \$950,000

## Comparable Properties



1/127 Ford St IVANHOE 3079 (REI)

Agent Comments

3 2 1

Price: \$1,045,000

Method: Private Sale

Date: 22/01/2023

Rooms: 4

Property Type: Townhouse (Res)



79a Hawker St IVANHOE 3079 (REI)

Agent Comments

3 1 2

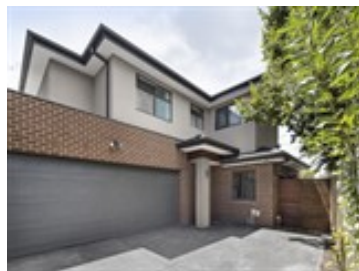
Price: \$945,000

Method: Private Sale

Date: 26/02/2023

Property Type: Townhouse (Single)

Land Size: 219 sqm approx



3/102 Oriol Rd BELLFIELD 3081 (REI)

Agent Comments

3 2 2

Price: \$893,000

Method: Sold Before Auction

Date: 07/03/2023

Property Type: Townhouse (Res)