

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

22 KEAM STREET IVANHOE EAST VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,500,000

&

\$2,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,450,000

Property type

House

Suburb

Ivanhoe East

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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 6 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

35 YORK AVENUE IVANHOE EAST VIC 3079	\$2,506,000	26-Aug-22
14 CAPE STREET EAGLEMONT VIC 3084	\$2,600,000	23-Oct-22
15 ORMOND ROAD EAGLEMONT VIC 3084	\$3,255,000	20-Jul-22

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 6 months.~~

This Statement of Information was prepared on: 13 December 2022



**35 YORK AVENUE IVANHOE EAST
VIC 3079**

4 2 2

Sold Price

\$2,506,000

Sold Date

26-Aug-22

Distance

1.03km



**14 CAPE STREET EAGLEMONT VIC
3084**

5 2 1

Sold Price

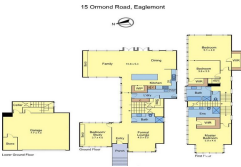
^{RS} **\$2,600,000** ^{UN}

Sold Date

23-Oct-22

Distance

0.97km



**15 ORMOND ROAD EAGLEMONT
VIC 3084**

3 3 2

Sold Price

\$3,255,000

Sold Date

20-Jul-22

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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