

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

4 Rocke Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,680,000

&

\$1,790,000

Median sale price

Median price \$1,745,000

Property Type House

Suburb Ivanhoe

Period - From 01/10/2023

to 30/09/2024

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	5/126 Locksley Rd EAGLEMONT 3084	\$1,680,000	19/10/2024
2	12a Ayton St IVANHOE 3079	\$1,650,000	26/09/2024
3	43 Rotherwood Rd IVANHOE EAST 3079	\$1,730,000	25/07/2024

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:

19/11/2024 13:57



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,680,000 - \$1,790,000
Median House Price
Year ending September 2024: \$1,745,000

Comparable Properties



5/126 Locksley Rd EAGLEMONT 3084 (REI)

Agent Comments

4 3 2

Price: \$1,680,000
Method: Private Sale
Date: 19/10/2024
Rooms: 5
Property Type: Townhouse (Res)



12a Ayton St IVANHOE 3079 (REI)

Agent Comments

3 2 2

Price: \$1,650,000
Method: Private Sale
Date: 26/09/2024
Rooms: 5
Property Type: House (Res)
Land Size: 295 sqm approx



43 Rotherwood Rd IVANHOE EAST 3079 (REI)

Agent Comments

4 3 2

Price: \$1,730,000
Method: Private Sale
Date: 25/07/2024
Property Type: House
Land Size: 453 sqm approx

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