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	

Indicative selling price

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

Range between	\$1,680,000	&	\$1,790,000
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Median sale price

Median price	\$1,745,000	Pro	perty 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

Add	dress 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 comparableproperties 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
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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)





Price: \$1,680,000 Method: Private Sale Date: 19/10/2024

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

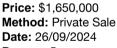








Agent Comments



Rooms: 5

Property Type: House (Res) Land Size: 295 sqm approx

43 Rotherwood Rd IVANHOE EAST 3079 (REI)







Agent Comments



Price: \$1,730,000 Method: Private Sale Date: 25/07/2024 Property Type: House

Land Size: 453 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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