

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

3/25 Rockbeare Grove Ivanhoe 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,750

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Jan 2021

to

31 Dec 2021

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

6/5 Kenilworth Parade Ivanhoe VIC 3079	\$745,000	23-Oct-21
5/19 Livingstone Street Ivanhoe VIC 3079	\$760,000	16-Nov-21
1/11 Langs Road Ivanhoe VIC 3079	\$739,500	12-Aug-21

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: 28 January 2022



6/5 Kenilworth Parade Ivanhoe VIC 3079

Sold Price

\$745,000

Sold Date

23-Oct-21

2

1

1

Distance

0.59km



5/19 Livingstone Street Ivanhoe VIC 3079

Sold Price

\$760,000

Sold Date

16-Nov-21

2

1

1

Distance

0.77km



1/11 Langs Road Ivanhoe VIC 3079

Sold Price

\$739,500

Sold Date

12-Aug-21

2

1

1

Distance

0.85km



3/159 Maltravers Road Ivanhoe VIC 3079

Sold Price

\$750,000

Sold Date

14-Aug-21

2

1

1

Distance

1km



3/15 Ashby Grove Ivanhoe VIC 3079

Sold Price

^{RS} **\$775,000** ^{UN}

Sold Date

18-Dec-21

2

1

1

Distance

1.41km



4/42 St Elmo Road Ivanhoe VIC 3079

Sold Price

^{RS} **\$780,000**

Sold Date

15-Dec-21

2

1

1

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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**2/326 Upper Heidelberg Road
Ivanhoe VIC 3079**

2 1 1

Sold Price

\$770,000

Sold Date

31-Jul-21

Distance

1.66km



**10/360-362 Upper Heidelberg Road
Ivanhoe VIC 3079**

2 1 1

Sold Price

\$800,000

Sold Date

30-Sep-21

Distance

1.94km



**5/96 St Elmo Road Ivanhoe VIC
3079**

2 1 1

Sold Price

^{RS} **\$830,000**

Sold Date

13-Dec-21

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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