

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 Hampton Court, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$2,750,000

Median sale price

Median price

\$2,100,000

Property Type

House

Suburb

Ivanhoe

Period - From

01/10/2021

to

31/12/2021

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	88 Waterdale Rd IVANHOE 3079	\$2,710,000	30/10/2021
2	36 Charteris Dr IVANHOE EAST 3079	\$2,615,000	11/12/2021
3			

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:

19/03/2022 16:22



 4  3  2

Property Type: House
Land Size: 762 sqm approx
Agent Comments

Indicative Selling Price
\$2,750,000
Median House Price
December quarter 2021: \$2,100,000

Comparable Properties



88 Waterdale Rd IVANHOE 3079 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,710,000
Method: Auction Sale
Date: 30/10/2021
Rooms: 9
Property Type: House (Res)
Land Size: 805 sqm approx



36 Charteris Dr IVANHOE EAST 3079 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,615,000
Method: Auction Sale
Date: 11/12/2021
Rooms: 8
Property Type: House (Res)
Land Size: 786 sqm approx

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.