

# 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 Cresbrook Lane, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$829,000

### Median sale price

Median price

\$739,900

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/04/2020

to

31/03/2021

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                              | 1/17 Jellicoe St IVANHOE 3079 | \$835,500 | 21/12/2020   |
| 2                              |                               |           |              |
| 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:

29/04/2021 12:31

3 Cresbrook Lane, Ivanhoe Vic 3079

**COLLINGS**

Spiros Vamvalis

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3 2 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$829,000

**Median Unit Price**

Year ending March 2021: \$739,900

## Comparable Properties



1/17 Jellicoe St IVANHOE 3079 (REI/VG)

Agent Comments

3 1 2

**Price:** \$835,500

**Method:** Sold Before Auction

**Date:** 21/12/2020

**Property Type:** Unit

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.

Account - Collings Real Estate | P: 03 9486 2000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.