

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

1&1a Edward Court, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,740,000 & \$1,790,000

Median sale price

Median price \$1,725,000 Property Type House Suburb Ivanhoe

Period - From 22/04/2023 to 21/04/2024 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	19 Belmont Rd IVANHOE 3079	\$1,880,000	26/03/2024
2	3/84 St Elmo Rd IVANHOE 3079	\$1,765,000	04/04/2024
3	3/88 St Elmo Rd IVANHOE 3079	\$1,740,000	22/03/2024

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:

22/04/2024 11:34

1&1a Edward Court, Ivanhoe Vic 3079



4 3 2

Property Type:
Land Size: 324m2 sqm approx
Agent Comments
Brand New

Indicative Selling Price
\$1,740,000 - \$1,790,000
Median House Price
22/04/2023 - 21/04/2024: \$1,725,000

Comparable Properties



19 Belmont Rd IVANHOE 3079 (REI)

Agent Comments

4 3 2

Price: \$1,880,000
Method: Private Sale
Date: 26/03/2024
Property Type: House
Land Size: 463 sqm approx



3/84 St Elmo Rd IVANHOE 3079 (REI)

Agent Comments

4 3 2

Price: \$1,765,000
Method: Private Sale
Date: 04/04/2024
Property Type: Townhouse (Res)



3/88 St Elmo Rd IVANHOE 3079 (REI)

Agent Comments

4 3 2

Price: \$1,740,000
Method: Private Sale
Date: 22/03/2024
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 94598111



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