## 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

43 Charteris Drive, Ivanhoe East Vic 3079

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$2,700,000		&		\$2,900,000			
Median sale price								
Median price	\$2,430,000	Pro	Property Type H		House		Suburb	Ivanhoe East
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	5 Glen Dr EAGLEMONT 3084	\$2,850,000	01/11/2024
2	14 Carn Av IVANHOE 3079	\$2,750,500	20/09/2024
3	20 Mackennel St IVANHOE EAST 3079	\$2,750,000	24/07/2024

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:

20/01/2025 18:28









Property Type: House (Previously Occupied - Detached) Land Size: 975 sqm approx Agent Comments Indicative Selling Price \$2,700,000 - \$2,900,000 Median House Price Year ending December 2024: \$2,430,000

# **Comparable Properties**

5 Glen Dr EAGLEMONT 3084 (REI) 3 2 2 2 Price: \$2,850,000 Method: Sold Before Auction Date: 01/11/2024 Rooms: 5 Property Type: House (Res) Land Size: 1037 sqm approx	Agent Comments
14 Carn Av IVANHOE 3079 (REI)   5 2   Price: \$2,750,500   Method: Private Sale   Date: 20/09/2024   Property Type: House (Res)	Agent Comments
20 Mackennel St IVANHOE EAST 3079 (REI/VG) 4 2 2 2 Price: \$2,750,000 Method: Private Sale Date: 24/07/2024 Property Type: House (Res) Land Size: 973 sqm approx	Agent Comments

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



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