

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000 & \$2,900,000

### Median sale price

Median price \$2,430,000 Property Type House Suburb Ivanhoe East

Period - From 01/01/2024 to 31/12/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

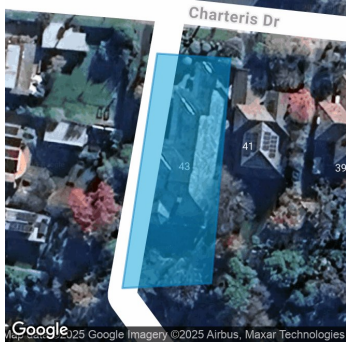
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	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)**

Agent Comments



**Price:** \$2,850,000  
**Method:** Sold Before Auction  
**Date:** 01/11/2024  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 1037 sqm approx



**14 Carn Av IVANHOE 3079 (REI)**

Agent Comments



**Price:** \$2,750,500  
**Method:** Private Sale  
**Date:** 20/09/2024  
**Property Type:** House (Res)



**20 Mackenell St IVANHOE EAST 3079 (REI/VG)**

Agent Comments



**Price:** \$2,750,000  
**Method:** Private Sale  
**Date:** 24/07/2024  
**Property Type:** House (Res)  
**Land Size:** 973 sqm approx

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