

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 24/59-61 Green Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$470,000 & \$510,000

Median sale price

Median price \$780,000 Property Type Unit Suburb Ivanhoe

Period - From 01/07/2024 to 30/09/2024 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	111/264 Waterdale Rd IVANHOE 3079	\$500,000	04/06/2024
2	13/1 Westley Av IVANHOE 3079	\$460,000	30/05/2024
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: 11/11/2024 15:15



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

September quarter 2024: \$780,000

Comparable Properties



111/264 Waterdale Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 04/06/2024

Property Type: Apartment

13/1 Westley Av IVANHOE 3079 (VG)

Agent Comments



Price: \$460,000

Method: Sale

Date: 30/05/2024

Property Type: Flat/Unit/Apartment (Res)

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.

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