

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

2 Rossi Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,010,000

Property Type Townhouse

Suburb Ivanhoe

Period - From 01/09/2022

to

31/08/2023

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	7a Ayton St IVANHOE 3079	\$1,282,000	06/05/2023
2	1/41 Rotherwood Rd IVANHOE EAST 3079	\$1,275,000	27/05/2023
3	65A Jellicoe St IVANHOE 3079	\$1,270,000	20/05/2023

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:

01/09/2023 10:56



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Townhouse Price

01/09/2022 - 31/08/2023: \$1,010,000

Comparable Properties

7a Ayton St IVANHOE 3079 (REI/VG)

Agent Comments

3 - -

Price: \$1,282,000

Method: Sold Before Auction

Date: 06/05/2023

Property Type: Townhouse (Res)



1/41 Rotherwood Rd IVANHOE EAST 3079 (REI/VG)

Agent Comments

3 2 1

Price: \$1,275,000

Method: Auction Sale

Date: 27/05/2023

Property Type: Townhouse (Res)



65A Jellicoe St IVANHOE 3079 (REI)

Agent Comments

3 2 2

Price: \$1,270,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Townhouse (Res)

Land Size: 160 sqm approx