

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

3/17 LINDEN AVENUE IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

3/9 LINDEN AVENUE IVANHOE VIC 3079	\$1,215,000	03-Jun-24
4/157 BANKSIA STREET IVANHOE VIC 3079	\$1,125,000	27-Jul-24
42 JELLICOE STREET IVANHOE VIC 3079	\$1,100,000	08-May-24

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 6 months.~~

This Statement of Information was prepared on: 30 October 2024

Jake Wang

P 03 9118 0377

M 0488889158

E jwang@areaspecialist.com.au



3/9 LINDEN AVENUE IVANHOE VIC 3079 Sold Price **\$1,215,000** Sold Date **03-Jun-24**

 4  3  2

Distance **0.06km**



4/157 BANKSIA STREET IVANHOE VIC 3079 Sold Price **\$1,125,000** Sold Date **27-Jul-24**

 3  2  2

Distance **0.21km**



42 JELLCOE STREET IVANHOE VIC 3079 Sold Price **\$1,100,000** Sold Date **08-May-24**

 4  2  1

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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