Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,800,000	&	\$1,950,000
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Median sale price

Median price	\$1,750,000	Pro	perty Type	House		Suburb	Ivanhoe
Period - From	24/09/2023	to	23/09/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Adv	aress or comparable property	1 1100	Date of Sale
1	11 Dudley St IVANHOE 3079	\$1,830,000	26/06/2024
2	11 Jellicoe St IVANHOE 3079	\$1,800,000	06/04/2024
3			

OR

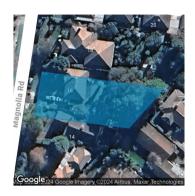
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/09/2024 12:49



Date of sale







Property Type: House **Land Size:** 997 sqm approx Agent Comments

Indicative Selling Price \$1,800,000 - \$1,950,000 Median House Price 24/09/2023 - 23/09/2024: \$1,750,000

Comparable Properties



11 Dudley St IVANHOE 3079 (REI)

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Price: \$1,830,000 Method: Private Sale Date: 26/06/2024 Property Type: House

Land Size: 1062 sqm approx

Agent Comments



11 Jellicoe St IVANHOE 3079 (REI/VG)

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Price: \$1,800,000 Method: Private Sale Date: 06/04/2024 Property Type: House Land Size: 835 sqm approx **Agent Comments**

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.

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



