

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

16 Magnolia Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,800,000

&

\$1,950,000

Median sale price

Median price \$1,750,000

Property 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 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	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



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)

Agent Comments



Price: \$1,830,000
Method: Private Sale
Date: 26/06/2024
Property Type: House
Land Size: 1062 sqm approx



11 Jellicoe St IVANHOE 3079 (REI/VG)

Agent Comments



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

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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