Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address | 1/7 Ambrose Street, Ivanhoe Vic 3079

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|---------------|----|---------------|-------|--------|--------|---------|--|--|
| Single price | e \$1,175,000 | | | | | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$1,673,000 | Pr | operty Type 🖡 | louse | | Suburb | Ivanhoe | | |
| Period - From | 01/10/2023 | to | 31/12/2023 | | 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 sixmonths 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 | | |
| 2 | | |
| 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:

25/03/2024 12:55









Property Type: House (Res) Agent Comments Indicative Selling Price \$1,175,000 Median House Price December quarter 2023: \$1,673,000

Comparable Properties

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





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