

# 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

2/5 Curzon Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$600,000

### Median sale price

Median price

\$820,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/04/2023

to

31/03/2024

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	1/80 Marshall St IVANHOE 3079	\$585,000	12/04/2024
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:

22/04/2024 16:59



2   1   1

Property Type: Unit (Residential)  
Agent Comments

Indicative Selling Price  
\$550,000 - \$600,000  
Median Unit Price  
Year ending March 2024: \$820,000

## Comparable Properties



1/80 Marshall St IVANHOE 3079 (REI)

Agent Comments

2   1   2

Price: \$585,000  
Method: Private Sale  
Date: 12/04/2024  
Property Type: Unit

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.