

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

1/119 Valentine Street, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$895,000

Median sale price

Median price

\$1,745,000

Property Type

House

Suburb

Ivanhoe

Period - From

01/10/2023

to

30/09/2024

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	13 Ironbark Cr IVANHOE 3079	\$890,000	03/12/2024
2	13 Dalveen Rd IVANHOE 3079	\$895,000	21/08/2024
3	3/43 Linden Av IVANHOE 3079	\$942,000	03/07/2024

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:

11/12/2024 10:52



3 2 1

Property Type: House
Land Size: 288 sqm approx
Agent Comments

Indicative Selling Price
\$895,000
Median House Price
Year ending September 2024: \$1,745,000

Comparable Properties



13 Ironbark Cr IVANHOE 3079 (REI)

Agent Comments

3 2 2

Price: \$890,000
Method: Private Sale
Date: 03/12/2024
Property Type: Townhouse (Single)
Land Size: 185 sqm approx



13 Dalveen Rd IVANHOE 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$895,000
Method: Private Sale
Date: 21/08/2024
Property Type: House
Land Size: 194 sqm approx



3/43 Linden Av IVANHOE 3079 (REI/VG)

Agent Comments

3 2 2

Price: \$942,000
Method: Private Sale
Date: 03/07/2024
Rooms: 4
Property Type: Townhouse (Res)

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