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

1/16 Langs Road, Ivanhoe Vic 3079

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	n \$1,480,000		&		\$1,580,000			
Median sale p	rice							
Median price	\$830,000	Pro	operty Type	Unit			Suburb	Ivanhoe
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	18 Davidson St BELLFIELD 3081	\$1,600,000	28/05/2022
2	6 Dalveen Rd IVANHOE 3079	\$1,575,000	26/02/2022
3	68 Jellicoe St IVANHOE 3079	\$1,470,000	01/06/2022

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:

20/07/2022 16:04







Property Type: Townhouse Land Size: 233 sqm approx Agent Comments

Indicative Selling Price \$1,480,000 - \$1,580,000 **Median Unit Price** June quarter 2022: \$830,000

Comparable Properties



18 Davidson St BELLFIELD 3081 (REI)



Price: \$1,600,000 Method: Private Sale Date: 28/05/2022 Property Type: House



6 Dalveen Rd IVANHOE 3079 (REI)



Price: \$1,575,000 Method: Auction Sale Date: 26/02/2022 Property Type: House (Res)



68 Jellicoe St IVANHOE 3079 (REI/VG)

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Price: \$1,470,000 Method: Private Sale Date: 01/06/2022 Property Type: House (Res) Agent Comments

Agent Comments

Agent Comments

Account - Barry Plant | P: 03 9842 8888



propertydata

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