

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

105/1 ABBOTSFORD GROVE, IVANHOE, VIC 3079

Indicative selling price

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

Single price

\$1,189,000

or range between

&

Median sale price

Median price

\$1,760,000

Property Type

Other

Suburb

IVANHOE

Period - From

01 July 2022

to

30 June 2023

Source

Corelogic

Comparable property sales

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
42 MAGNOLIA ROAD IVANHOE VIC 3079	\$1,255,000	03/06/2023
33 SPARKS AVENUE THORNBURY VIC 3071	\$730,000	04/03/2023
1/203 STATION STREET FAIRFIELD VIC 3078	\$775,000	08/02/2023

This Statement of Information was prepared on: 27/07/2023