

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

2/16 Waverley Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$595,000 & \$635,000

Median sale price

Median price \$607,000 Property Type Unit Suburb Ivanhoe

Period - From 20/02/2024 to 19/02/2025 Source Property Data

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 | 3/6 Studley Rd IVANHOE 3079 | \$605,000 | 05/02/2025 |
| 2 | 4/16 Waverley Av IVANHOE 3079 | \$641,000 | 21/11/2024 |
| 3 | 6/105 Locksley Rd IVANHOE 3079 | \$639,000 | 19/09/2024 |

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:

20/02/2025 08:35



 2  1  1

Property Type: Apartment
Land Size: 110 sqm approx

Agent Comments

Owners corp \$2400 approx. per annum

Indicative Selling Price

\$595,000 - \$635,000

Median Unit Price

20/02/2024 - 19/02/2025: \$607,000

Comparable Properties



3/6 Studley Rd IVANHOE 3079 (REI)

 2  1  1

Price: \$605,000

Method: Private Sale

Date: 05/02/2025

Property Type: Unit

Agent Comments

Larger apartment and oversized garage vs courtyards



4/16 Waverley Av IVANHOE 3079 (REI)

 2  1  1

Price: \$641,000

Method: Private Sale

Date: 21/11/2024

Property Type: Apartment

Agent Comments

Larger apartment and renovated



6/105 Locksley Rd IVANHOE 3079 (REI/VG)

 2  1  1

Price: \$639,000

Method: Private Sale

Date: 19/09/2024

Rooms: 3

Property Type: Apartment

Agent Comments

Similar floorplan has a garage

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996