Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/16 Waverley Avenue, Ivanhoe Vic 3079
2,

Indicative selling price

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

Median sale price

Median price	\$607,000	Pro	perty Type U	nit		Suburb	Ivanhoe
Period - From	20/02/2024	to	19/02/2025	So	urce	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

	areas areas property		
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: 2	0/02/2025 08:35
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Date of sale







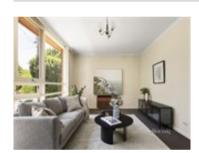
Property Type: Apartment **Land Size:** 110 sqm approx

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)

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2

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1

a 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 Waverlev Av IVANHOE 3079 (REI)

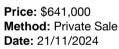
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Agent Comments

Larger apartment and renovated



Property Type: Apartment



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

2

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à 1

Agent Comments

Similar floorplan has a garage

Price: \$639,000 Method: Private Sale Date: 19/09/2024

Rooms: 3

Property Type: Apartment

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





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