

# 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

104 Ivanhoe Parade, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$2,295,000

### Median sale price

Median price

\$1,643,500

Property Type

House

Suburb

Ivanhoe

Period - From

01/07/2023

to

30/09/2023

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	40 St Elmo Rd IVANHOE 3079	\$2,300,000	05/08/2023
2	33 Magnolia Rd IVANHOE 3079	\$2,251,000	09/12/2023
3	10 John St IVANHOE 3079	\$2,221,000	22/09/2023

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:

11/12/2023 08:08



4   
 2   
 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,295,000

**Median House Price**

September quarter 2023: \$1,643,500

## Comparable Properties



**40 St Elmo Rd IVANHOE 3079 (REI/VG)**

Agent Comments

4   
 2   
 2

**Price:** \$2,300,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 591 sqm approx



**33 Magnolia Rd IVANHOE 3079 (REI)**

Agent Comments

4   
 2   
 4

**Price:** \$2,251,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 833 sqm approx



**10 John St IVANHOE 3079 (REI)**

Agent Comments

5   
 2   
 2

**Price:** \$2,221,000

**Method:** Private Sale

**Date:** 22/09/2023

**Property Type:** House

**Land Size:** 627 sqm approx

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