

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

41 Gilbert Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,100,000

&

\$2,250,000

Median sale price

Median price \$1,652,500

Property Type House

Suburb Ivanhoe

Period - From 01/07/2020

to

30/06/2021

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	17 Ormond Rd EAGLEMONT 3084	\$2,275,000	27/02/2021
2	2a Rose St IVANHOE 3079	\$2,240,000	27/02/2021
3	1 Alanah PI IVANHOE 3079	\$2,100,000	10/07/2021

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:

19/08/2021 16:33



Property Type: House (Res)

Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,250,000

Median House Price

Year ending June 2021: \$1,652,500

Comparable Properties



17 Ormond Rd EAGLEMONT 3084 (REI/VG)

Agent Comments



Price: \$2,275,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 460 sqm approx



2a Rose St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$2,240,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 481 sqm approx



1 Alanah Pl IVANHOE 3079 (REI)

Agent Comments



Price: \$2,100,000

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)

Land Size: 405 sqm approx