Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	10/84 Marshall Street, Ivanhoe Vic 3079
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$540,000	&	\$590,000
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Median sale price

Median price	\$663,300	Pro	perty Type	Unit		5	Suburb	Ivanhoe
Period - From	19/01/2020	to	18/01/2021		Sou	ırce F	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	10/26 Livingstone St IVANHOE 3079	\$567,000	22/10/2020
2	3/297 Upper Heidelberg Rd IVANHOE 3079	\$510,000	12/11/2020
3			

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:	19/01/2021 10:33



Date of sale

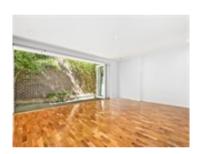
RT Edgar





Indicative Selling Price \$540,000 - \$590,000 **Median Unit Price** 19/01/2020 - 18/01/2021: \$663,300

Comparable Properties



10/26 Livingstone St IVANHOE 3079 (REI/VG)

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Price: \$567,000 Method: Private Sale Date: 22/10/2020 Property Type: Unit



3/297 Upper Heidelberg Rd IVANHOE 3079

(REI)

Price: \$510,000 Method: Private Sale Date: 12/11/2020

Property Type: Apartment

Agent Comments

Agent Comments

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



