

# 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

10/84 Marshall Street, Ivanhoe Vic 3079

### Indicative selling price

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

Range between \$540,000

&

\$590,000

### Median sale price

Median price \$663,300

Property Type Unit

Suburb Ivanhoe

Period - From 19/01/2020

to

18/01/2021

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	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



Property Type:

Agent Comments

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)

Agent Comments



Price: \$567,000

Method: Private Sale

Date: 22/10/2020

Property Type: Unit



3/297 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 12/11/2020

Property Type: Apartment

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.