

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

1/67 LIVINGSTONE STREET IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

1/87 FORD STREET IVANHOE VIC 3079	\$775,000	28-Oct-23
4/303 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$761,000	21-Oct-23
3/14 LINDEN AVENUE IVANHOE VIC 3079	\$745,000	01-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 23 March 2024



1/87 FORD STREET IVANHOE VIC 3079

Sold Price

\$775,000

Sold Date

28-Oct-23

2

1

1

Distance

0.38km



4/303 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

Sold Price

\$761,000

Sold Date

21-Oct-23

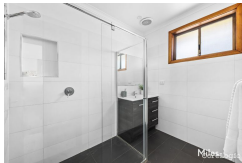
2

1

1

Distance

1.08km



3/14 LINDEN AVENUE IVANHOE VIC 3079

Sold Price

\$745,000

Sold Date

01-Nov-23

2

1

1

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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