

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

6/1 Mabel 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,999

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Nov 2019

to

31 Oct 2020

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

| | | |
|--|-----------|-----------|
| 3/91 Beatty Street Ivanhoe VIC 3079 | \$765,500 | 23-Jun-20 |
| 3/145 Grange Road Fairfield VIC 3078 | \$761,000 | 16-Oct-20 |
| 5/141 Marshall Street Ivanhoe VIC 3079 | \$742,800 | 15-Oct-20 |

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.~~

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3/91 Beatty Street Ivanhoe VIC 3079

2 2 1

Sold Price

\$765,500

Sold Date **23-Jun-20**

Distance **0.69km**



3/145 Grange Road Fairfield VIC 3078

2 1 1

Sold Price

^{RS} **\$761,000**

Sold Date **16-Oct-20**

Distance **0.99km**



5/141 Marshall Street Ivanhoe VIC 3079

2 1 1

Sold Price

^{RS} **\$742,800**

Sold Date **15-Oct-20**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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