

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

1/33 JELLCOE 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

\$990,000

&

\$1,085,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Dec 2021

to

30 Nov 2022

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

1/4 TULLY COURT IVANHOE VIC 3079	\$1,083,000	05-Nov-22
2/41 LOCKSLEY ROAD IVANHOE VIC 3079	\$1,087,000	06-Dec-22
25 OSNEY AVENUE IVANHOE VIC 3079	\$1,050,000	30-Nov-22

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: 12 December 2022



1/4 TULLY COURT IVANHOE VIC 3079

Sold Price ^{RS} **\$1,083,000** ^{UN} Sold Date **05-Nov-22**

3 2 1

Distance **0.25km**



2/41 LOCKSLEY ROAD IVANHOE VIC 3079

Sold Price ^{RS} **\$1,087,000** Sold Date **06-Dec-22**

3 2 2

Distance **1.58km**



25 OSNEY AVENUE IVANHOE VIC 3079

Sold Price ^{RS} **\$1,050,000** Sold Date **30-Nov-22**

3 2 2

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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