

# 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

204/69 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 \$580,000 & \$630,000

### Median sale price

Median price \$665,000 Property Type Unit Suburb Ivanhoe

Period - From 26/10/2022 to 25/10/2023 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	15/110 Maltravers Rd EAGLEMONT 3084	\$620,000	01/07/2023
2	10/3 Rotherwood Rd IVANHOE EAST 3079	\$600,000	25/07/2023
3	2/18 Carmichael St IVANHOE EAST 3079	\$590,000	08/10/2023

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:

26/10/2023 11:29

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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$580,000 - \$630,000

**Median Unit Price**

26/10/2022 - 25/10/2023: \$665,000

## Comparable Properties



**15/110 Maltravers Rd EAGLEMONT 3084  
(REI/VG)**

Agent Comments

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**Price:** \$620,000

**Method:** Private Sale

**Date:** 01/07/2023

**Rooms:** 3

**Property Type:** Apartment



**10/3 Rotherwood Rd IVANHOE EAST 3079  
(REI/VG)**

Agent Comments

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**Price:** \$600,000

**Method:** Private Sale

**Date:** 25/07/2023

**Property Type:** Apartment



**2/18 Carmichael St IVANHOE EAST 3079 (REI)** Agent Comments

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**Price:** \$590,000

**Method:** Private Sale

**Date:** 08/10/2023

**Rooms:** 3

**Property Type:** Apartment