Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	5/8 Oriel Road, Ivanhoe Vic 3079
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

nalige between \$640,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$840,000	&	\$890,000
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Median sale price

Median price \$703,	,000 Pro	operty Type U	nit	Suburb	Ivanhoe
Period - From 01/07	7/2023 to	30/09/2023	Sor	urce 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

Aut	areas or comparable property	1 1100	Date of Sale
1	4/5 Edward Ct IVANHOE 3079	\$1,090,000	08/08/2023
2	2/20 Dalveen Rd IVANHOE 3079	\$975,000	18/08/2023
3	7/22 Oriel Rd IVANHOE 3079	\$975,000	13/05/2023

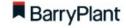
OR

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:	27/11/2023 10:34



Date of sale







Property Type: Townhouse Land Size: 181 sqm approx **Agent Comments**

Indicative Selling Price \$840,000 - \$890,000 **Median Unit Price** September quarter 2023: \$703,000

Comparable Properties



4/5 Edward Ct IVANHOE 3079 (REI/VG)



Price: \$1,090,000 Method: Private Sale Date: 08/08/2023

Property Type: Townhouse (Single)

Agent Comments



2/20 Dalveen Rd IVANHOE 3079 (REI/VG)





Price: \$975,000

Method: Sold Before Auction

Date: 18/08/2023

Property Type: Townhouse (Res)

Agent Comments



7/22 Oriel Rd IVANHOE 3079 (REI/VG)



Price: \$975,000 Method: Auction Sale Date: 13/05/2023 Rooms: 5

Property Type: Townhouse (Res) Land Size: 187 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243



