

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

2/11 Green Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$802,500

Property Type Unit

Suburb Ivanhoe

Period - From 01/01/2021

to

31/12/2021

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	68 Hawker St IVANHOE 3079	\$1,550,000	21/11/2021
2	63b Hawker St IVANHOE 3079	\$1,520,000	13/11/2021
3	1/12 Thoresby Gr IVANHOE 3079	\$1,500,000	24/11/2021

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:

24/02/2022 09:01



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Unit Price
Year ending December 2021: \$802,500

Comparable Properties



68 Hawker St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,550,000
Method: Auction Sale
Date: 21/11/2021
Property Type: House (Res)
Land Size: 387 sqm approx



63b Hawker St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,520,000
Method: Auction Sale
Date: 13/11/2021
Property Type: Townhouse (Res)
Land Size: 316 sqm approx



1/12 Thoresby Gr IVANHOE 3079 (VG)

Agent Comments



Price: \$1,500,000
Method: Sale
Date: 24/11/2021
Property Type: Flat/Unit/Apartment (Res)