

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

36 Abbotsford Grove, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,390,000 & \$2,590,000

Median sale price

Median price \$1,745,000 Property Type House Suburb Ivanhoe

Period - From 01/10/2023 to 30/09/2024 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	14 Charlton Rd EAGLEMONT 3084	\$2,525,000	22/11/2024
2	24 Ailsa Gr IVANHOE 3079	\$2,375,000	13/11/2024
3	21 Rotherwood Rd IVANHOE EAST 3079	\$2,460,000	28/10/2024

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:

02/12/2024 11:12



5 3 1

Property Type: House
Land Size: 609 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,390,000 - \$2,590,000
Median House Price
 Year ending September 2024: \$1,745,000

Comparable Properties



14 Charlton Rd EAGLEMONT 3084 (REI)

Agent Comments

4 2 2

Price: \$2,525,000
Method: Sold Before Auction
Date: 22/11/2024
Property Type: House
Land Size: 818 sqm approx



24 Ailsa Gr IVANHOE 3079 (REI)

Agent Comments

4 3 2

Price: \$2,375,000
Method: Sold Before Auction
Date: 13/11/2024
Rooms: 6
Property Type: House (Res)
Land Size: 627 sqm approx



21 Rotherwood Rd IVANHOE EAST 3079 (REI)

Agent Comments

5 4 2

Price: \$2,460,000
Method: Private Sale
Date: 28/10/2024
Property Type: House
Land Size: 577 sqm approx

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