### 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	36 Abbotsford Grove, Ivanhoe Vic 3079
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price \$1,745,000	Pro	operty Type Hou	use	Su	uburb	Ivanhoe
Period - From 01/10/2023	to	30/09/2024	Sou	urce RE	ΞIV	

#### 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

Address of comparable property		1 1100	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



Date of sale











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)







Price: \$2,525,000

Method: Sold Before Auction

Date: 22/11/2024 Property Type: House

Land Size: 818 sqm approx

**Agent Comments** 



24 Ailsa Gr IVANHOE 3079 (REI)







Price: \$2,375,000

Method: Sold Before Auction

Date: 13/11/2024

Rooms: 6

Property Type: House (Res) Land Size: 627 sqm approx

**Agent Comments** 



21 Rotherwood Rd IVANHOE EAST 3079 (REI)





Agent Comments

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

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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