

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

3/51 Oriel Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$975,000

Property Type

Townhouse

Suburb

Ivanhoe

Period - From

16/08/2023

to

15/08/2024

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	2 Tully Ct IVANHOE 3079	\$880,000	19/04/2024
2	7/5 Curzon St IVANHOE 3079	\$875,000	29/03/2024
3			

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:

16/08/2024 11:26

3/51 Oriel Road, Ivanhoe Vic 3079



Joe Vicino
03 9499 7992
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2 2 1

Property Type: Townhouse
Land Size: 126 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median Townhouse Price
16/08/2023 - 15/08/2024: \$975,000

Comparable Properties



2 Tully Ct IVANHOE 3079 (REI/VG)

Agent Comments

2 2 1

Price: \$880,000
Method: Private Sale
Date: 19/04/2024
Property Type: Townhouse (Single)
Land Size: 162 sqm approx



7/5 Curzon St IVANHOE 3079 (REI/VG)

Agent Comments

2 2 1

Price: \$875,000
Method: Private Sale
Date: 29/03/2024
Rooms: 8
Property Type: Townhouse (Res)
Land Size: 198 sqm approx

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.

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



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