

## 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

7/100 St Elmo Road Ivanhoe VIC 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$429,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$687,499

Property type

Flats

Suburb

Ivanhoe

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### 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 6 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

6/29 St Elmo Road Ivanhoe VIC 3079	\$394,999	18-Oct-19
1/2 Salisbury Avenue Ivanhoe VIC 3079	\$386,000	17-Dec-19
2/14 Merton Street Ivanhoe VIC 3079	\$453,500	15-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 03 March 2021

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**6/29 St Elmo Road Ivanhoe VIC 3079**

1 1 1

Sold Price

**\$394,999**

Sold Date

**18-Oct-19**

Distance

**0.54km**



**1/2 Salisbury Avenue Ivanhoe VIC 3079**

1 1 1

Sold Price

**\$386,000**

Sold Date

**17-Dec-19**

Distance

**1.65km**



**2/14 Merton Street Ivanhoe VIC 3079**

1 1 1

Sold Price

**\$453,500**

Sold Date

**15-Dec-20**

Distance

**1.86km**

RS = Recent sale

UN = Undisclosed Sale

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