Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	34 Liberty Parade, Ivanhoe Vic 3079
Including suburb and	

	34 Liberty Parade, Ivanhoe Vic 3079
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$1,150,000	&	\$1,265,000
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Median sale price

Median price	\$1,643,500	Pro	perty Type	House		Suburb	Ivanhoe
Period - From	01/07/2023	to	30/09/2023		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 sixmonths 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	30 Liberty Pde IVANHOE 3079	\$1,282,000	11/07/2023
2			
3			

OR

В* 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:	28/11/2023 15:58



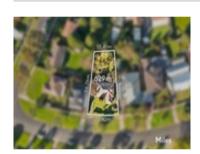
RT Edgar





Property Type: House Land Size: 658 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,265,000 Median House Price September quarter 2023: \$1,643,500

Comparable Properties



30 Liberty Pde IVANHOE 3079 (REI)

13 **1**6

Price: \$1,282,000

Method: Sold Before Auction

Date: 11/07/2023 **Rooms:** 5

Property Type: House (Res) **Land Size:** 629 sqm approx

Agent Comments

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 - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



