

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

6/5 CURZON STREET IVANHOE VIC 3079

Indicative selling price

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

Single Price

or range
between

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 May 2021

to

30 Apr 2022

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

2/211 BANKSIA STREET IVANHOE VIC 3079	\$915,000	08-Feb-22
2/9 LANGS ROAD IVANHOE VIC 3079	\$917,000	16-Dec-21
44/85C CLYDE STREET THORNBURY VIC 3071	\$898,000	18-Dec-21

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: 18 May 2022



2/211 BANKSIA STREET IVANHOE VIC 3079

2 2 1

Sold Price

\$915,000

Sold Date **08-Feb-22**

Distance **0.76km**



2/9 LANGS ROAD IVANHOE VIC 3079

2 1 1

Sold Price

\$917,000

Sold Date **16-Dec-21**

Distance **1.06km**



44/85C CLYDE STREET THORBURY VIC 3071

2 2 1

Sold Price

\$898,000

Sold Date **18-Dec-21**

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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