

# 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

42 Forster Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,910,000

&

\$2,100,000

### Median sale price

Median price \$1,705,000

Property Type House

Suburb Ivanhoe

Period - From 01/04/2024

to

30/06/2024

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	11 Dudley St IVANHOE 3079	\$1,800,000	08/07/2024
2	25 Grandview Gr ROSANNA 3084	\$1,520,000	15/05/2024
3	11 Jellicoe St IVANHOE 3079	\$1,800,000	06/04/2024

**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:

20/08/2024 10:22



 3  1  2

**Property Type:** House  
**Land Size:** 1147 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,910,000 - \$2,100,000  
**Median House Price**  
June quarter 2024: \$1,705,000

## Comparable Properties



**11 Dudley St IVANHOE 3079 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 08/07/2024  
**Property Type:** House (Res)  
**Land Size:** 1062 sqm approx



**25 Grandview Gr ROSANNA 3084 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,520,000  
**Method:** Sold Before Auction  
**Date:** 15/05/2024  
**Property Type:** House (Res)  
**Land Size:** 1150 sqm approx



**11 Jellicoe St IVANHOE 3079 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 06/04/2024  
**Property Type:** House  
**Land Size:** 835 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243