

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

83 Bond Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Ivanhoe

Period - From 01/01/2024

to 31/12/2024

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	100a Hawker St IVANHOE 3079	\$1,543,000	10/12/2024
2	197 Waterdale Rd IVANHOE 3079	\$1,595,000	13/10/2024
3	10 Ambrose St IVANHOE 3079	\$1,475,000	02/09/2024

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:

03/02/2025 09:36

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 3  2  1

Rooms: 5
Property Type: House (Res)
Land Size: 500 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending December 2024: \$1,800,000

Comparable Properties



100a Hawker St IVANHOE 3079 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,543,000
Method: Private Sale
Date: 10/12/2024
Property Type: House



197 Waterdale Rd IVANHOE 3079 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$1,595,000
Method: Private Sale
Date: 13/10/2024
Property Type: House (Res)
Land Size: 629 sqm approx



10 Ambrose St IVANHOE 3079 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$1,475,000
Method: Sold Before Auction
Date: 02/09/2024
Property Type: House (Res)
Land Size: 590 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089