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	50 Livingstone Street, Ivanhoe Vic 3079
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
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Median sale price

Median price	\$1,745,000	Pro	perty Type	House		Suburb	Ivanhoe
Period - From	01/10/2023	to	30/09/2024		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	32 Hawker St IVANHOE 3079	\$1,665,000	30/10/2024
2	197 Waterdale Rd IVANHOE 3079	\$1,595,000	13/10/2024
3	46 Studley Rd IVANHOE 3079	\$1,650,000	21/09/2024

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:	09/12/2024 10:15













Property Type: House Land Size: 546 sqm approx

Agent Comments

Indicative Selling Price \$1,600,000 - \$1,700,000 **Median House Price**

Year ending September 2024: \$1,745,000

Comparable Properties

32 Hawker St IVANHOE 3079 (REI)







Price: \$1,665,000

Method: Sold Before Auction

Date: 30/10/2024

Rooms: 6

Property Type: House (Res)

Agent Comments

197 Waterdale Rd IVANHOE 3079 (REI)







Agent Comments



Price: \$1,595,000

Method: Private Sale Date: 13/10/2024

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

46 Studley Rd IVANHOE 3079 (REI/VG)







Agent Comments



Price: \$1,650,000 Method: Private Sale

Date: 21/09/2024 Property Type: House

Land Size: 653 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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