

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

50 Livingstone Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,745,000 Property 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



3 2 3

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)

Agent Comments

3 1 2

Price: \$1,665,000
Method: Sold Before Auction
Date: 30/10/2024
Rooms: 6
Property Type: House (Res)



197 Waterdale Rd IVANHOE 3079 (REI)

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



46 Studley Rd IVANHOE 3079 (REI/VG)

Agent Comments

5 2 2

Price: \$1,650,000
Method: Private Sale
Date: 21/09/2024
Property Type: House
Land Size: 653 sqm approx

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