

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

7 Mervyn Crescent, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$2,200,000

Median sale price

Median price

\$1,652,500

Property Type

House

Suburb

Ivanhoe

Period - From

01/07/2020

to

30/06/2021

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	104 Ivanhoe Pde IVANHOE 3079	\$2,110,000	22/06/2021
2	23 Young St IVANHOE 3079	\$2,172,000	24/04/2021
3			

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:

02/08/2021 16:47



Property Type:
Agent Comments

Indicative Selling Price

\$2,200,000

Median House Price

Year ending June 2021: \$1,652,500

Comparable Properties



104 Ivanhoe Pde IVANHOE 3079 (REI)

Agent Comments



Price: \$2,110,000

Method: Private Sale

Date: 22/06/2021

Property Type: House



23 Young St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$2,172,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 704.40 sqm approx

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.