

# 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

G01A/6 Wamba Road, Ivanhoe East Vic 3079

### Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,050,000

Property Type Unit

Suburb Ivanhoe East

Period - From 10/11/2022

to

09/11/2023

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	105c/1 Wilfred Rd IVANHOE EAST 3079	\$1,315,000	27/07/2023
2			
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:

10/11/2023 13:06



 3  2  2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median Unit Price**

10/11/2022 - 09/11/2023: \$1,050,000

## Comparable Properties



**105c/1 Wilfred Rd IVANHOE EAST 3079 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,315,000

**Method:** Private Sale

**Date:** 27/07/2023

**Property Type:** Apartment

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.

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