

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

1201/109 Bell Street. Ivanhoe 3079 (3 Bed 2 Bath 2 Car)

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single price

Median sale price

\$1,250,000

or range between

\$

&

\$

Median price

\$1,191,300

Apartment

Apartment

Suburb

Ivanhoe

Period - From

1 Oct 2023

to

5 Apr 2024

Source

RP Data

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
104/112 Waterdale Road, Ivanhoe 3079	\$1,099,000	19 Dec 2023
1/10 Malta Street, Ivanhoe 3079	\$1,005,000	16 Nov 2023
1/27-29 Kenilworth Parade, Ivanhoe 3079	\$1,470,000	20 Nov 2023

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:

9 April 2024