

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

2/3 Mervyn Crescent, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$1,920,000

Median sale price

Median price

\$1,962,000

Property Type

House

Suburb

Ivanhoe

Period - From

01/10/2021

to

30/09/2022

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	1/325 Upper Heidelberg Rd IVANHOE 3079	\$1,700,000	18/09/2022
2	2/34 Wilfred Rd IVANHOE EAST 3079	\$1,695,000	31/08/2022
3	2/10 Tate St IVANHOE 3079	\$1,615,000	17/09/2022

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:

17/10/2022 13:06



Property Type: Townhouse

Agent Comments

Comparable Properties



1/325 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$1,700,000

Method: Private Sale

Date: 18/09/2022

Property Type: Townhouse (Single)

Land Size: 339 sqm approx



2/34 Wilfred Rd IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$1,695,000

Method: Sold Before Auction

Date: 31/08/2022

Property Type: Townhouse (Res)



2/10 Tate St IVANHOE 3079 (REI)

Agent Comments



Price: \$1,615,000

Method: Private Sale

Date: 17/09/2022

Property Type: Townhouse (Single)

Land Size: 246 sqm approx