

# 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

13 St Hubert 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

\$2,300,000

&

\$2,500,000

### Median sale price

Median price

\$2,375,000

Property Type

House

Suburb

Ivanhoe East

Period - From

01/07/2021

to

30/06/2022

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	14 Hartlands Rd IVANHOE EAST 3079	\$2,490,000	23/07/2022
2	52 Ivanhoe Pde IVANHOE 3079	\$2,455,000	09/04/2022
3	21 Marshall St IVANHOE 3079	\$2,360,000	31/03/2022

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:

24/08/2022 16:55



4   2   2

**Property Type:** House  
**Land Size:** 727 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,300,000 - \$2,500,000  
**Median House Price**  
Year ending June 2022: \$2,375,000

## Comparable Properties



**14 Hartlands Rd IVANHOE EAST 3079 (REI)**

**Agent Comments**

3   2   1

**Price:** \$2,490,000  
**Method:** Auction Sale  
**Date:** 23/07/2022  
**Property Type:** House (Res)  
**Land Size:** 874 sqm approx



**52 Ivanhoe Pde IVANHOE 3079 (REI)**

**Agent Comments**

3   2   1

**Price:** \$2,455,000  
**Method:** Auction Sale  
**Date:** 09/04/2022  
**Property Type:** House (Res)  
**Land Size:** 627 sqm approx



**21 Marshall St IVANHOE 3079 (REI/VG)**

**Agent Comments**

5   2   2

**Price:** \$2,360,000  
**Method:** Private Sale  
**Date:** 31/03/2022  
**Rooms:** 11  
**Property Type:** House (Res)  
**Land Size:** 863 sqm approx

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