

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 31 Ironbark Crescent, IVANHOE 3079

### Indicative selling price

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

**Range \$730,000 - \$790,000**

### Median sale price

Median **House** for **IVANHOE** for period **Apr 2018 - Apr 2019**

Sourced from **Realestate.com**.

**\$975,000**

### Comparable property sales

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

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Realestate.com.

House

3 beds

2 baths

1 parking

### Ironfish Real Estate

1/326 William St,  
Melbourne VIC 3000

### Contact agents



**Mo Mellak**

03 8842 3001  
0405 083 188

[mo.mellak@ironfish.com.au](mailto:mo.mellak@ironfish.com.au)



**Katherine Liu**

03 8842 3001  
0451 993 668

[katherine.liu@ironfish.com.au](mailto:katherine.liu@ironfish.com.au)

