

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

9-11 St Hubert Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$5,500,000 & \$6,000,000

Median sale price

Median price \$2,327,500 Property Type House Suburb Ivanhoe East

Period - From 01/01/2021 to 31/12/2021 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	13 Carn Av IVANHOE 3079	\$6,075,000	14/10/2021
2	525 The Boulevard IVANHOE EAST 3079	\$6,000,000	26/10/2021
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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: 08/03/2022 09:03



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$5,500,000 - \$6,000,000

Median House Price

Year ending December 2021: \$2,327,500

Comparable Properties



13 Carn Av IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$6,075,000

Method: Private Sale

Date: 14/10/2021

Property Type: House

Land Size: 1012 sqm approx



525 The Boulevard IVANHOE EAST 3079 (REI/VG)

Agent Comments



Price: \$6,000,000

Method: Sold Before Auction

Date: 26/10/2021

Rooms: 10

Property Type: House (Res)

Land Size: 2080 sqm approx

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.

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