

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

3/39 Norman Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$925,000 Property Type Townhouse Suburb Ivanhoe

Period - From 22/02/2021 to 21/02/2022 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	10/1031 Heidelberg Rd IVANHOE 3079	\$862,500	26/10/2021
2			
3			

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: 22/02/2022 11:06



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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Townhouse Price

22/02/2021 - 21/02/2022: \$925,000

Comparable Properties

10/1031 Heidelberg Rd IVANHOE 3079 (VG)

Agent Comments

 3  -  -

Price: \$862,500

Method: Sale

Date: 26/10/2021

Property Type: Flat/Unit/Apartment (Res)

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.