

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

104 Ivanhoe Parade, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$2,120,000

Median sale price

Median price

\$1,640,000

Property Type

House

Suburb

Ivanhoe

Period - From

01/04/2020

to

31/03/2021

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	23 Young St IVANHOE 3079	\$2,172,000	24/04/2021
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:

29/06/2021 11:39



Property Type: House (Previously Occupied - Detached)
Land Size: 626 sqm approx
Agent Comments

Indicative Selling Price

\$2,120,000

Median House Price

Year ending March 2021: \$1,640,000

Comparable Properties



23 Young St IVANHOE 3079 (REI)

Agent Comments



Price: \$2,172,000
Method: Auction Sale
Date: 24/04/2021
Property Type: House (Res)
Land Size: 704.40 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.