

## 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

30 DALVEEN ROAD IVANHOE VIC 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$960,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$812,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 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

|  |        |           |
|--|--------|-----------|
| 27 DALVEEN ROAD IVANHOE VIC 3079       | 990000 | 28-May-24 |
| 2/1 JELICOE STREET IVANHOE VIC 3079    | 960000 | 02-Jul-24 |
| 16 WOODSTOCK CRESCENT IVANHOE VIC 3079 | 970000 | 21-Sep-24 |

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 6 months.~~

This Statement of Information was prepared on: 26 October 2024

**Miles**  
Rental Estimate  
27 Dalveen Road Ivanhoe  
A rental assessment has been completed on this property with an estimated value of  
**\$620-\$650 PER WEEK**  
For expert advice regarding your investment property, please contact Kylie Corey, our Business Development Manager.

 **Kylie Corey**  
BUSINESS DEVELOPMENT MANAGER  
Phone: 0425 790 930  
kcoy@mcgrath.com.au

The above information is provided for general information only and does not constitute an offer or recommendation to buy or sell any property. It is not intended to be relied upon as a basis for investment decisions. Please contact your agent for more information.

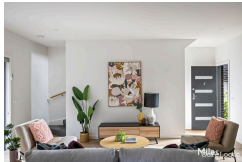
## 27 DALVEEN ROAD IVANHOE VIC 3079

Sold Price

**990000** Sold Date **28-May-24**

 3  3  2

Distance **0.04km**



## 2/1 JELLCOE STREET IVANHOE VIC 3079

Sold Price

<sup>RS</sup> **960000** Sold Date **02-Jul-24**

 3  2  2

Distance **0.78km**



## 16 WOODSTOCK CRESCENT IVANHOE VIC 3079

Sold Price

<sup>RS</sup> **970000** <sup>UN</sup> Sold Date **21-Sep-24**

 3  2  2

Distance **0.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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