

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

6 Dalveen Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$2,100,000

Property Type House

Suburb Ivanhoe

Period - From 01/10/2021

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	194 Arthur St FAIRFIELD 3078	\$1,500,000	14/11/2021
2	6 Oriel Rd IVANHOE 3079	\$1,400,000	04/10/2021
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:

07/02/2022 15:23



 3  2  2

Property Type: House
Land Size: 338 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
December quarter 2021: \$2,100,000

Comparable Properties



194 Arthur St FAIRFIELD 3078 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,500,000
Method: Private Sale
Date: 14/11/2021
Property Type: House
Land Size: 301 sqm approx

6 Oriel Rd IVANHOE 3079 (VG)

Agent Comments

 3  -  -

Price: \$1,400,000
Method: Sale
Date: 04/10/2021
Property Type: House (Res)
Land Size: 349 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.

Account - Barry Plant | P: 03 9842 8888