

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

1/24-26 Ivanhoe Street, Glen Waverley Vic 3150

Indicative selling price

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

Single price

\$940,000

Median sale price

Median price

\$1,389,000

Property Type

Townhouse

Suburb

Glen Waverley

Period - From

08/10/2023

to

07/10/2024

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	3/16 Fraser St GLEN WAVERLEY 3150	\$915,000	03/08/2024
2	3/1 Mckelvie Ct GLEN WAVERLEY 3150	\$975,000	20/04/2024
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:

08/10/2024 12:21

1/24-26 Ivanhoe Street, Glen Waverley Vic 3150



Jeff Anderson
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Indicative Selling Price
\$940,000

Median Townhouse Price
08/10/2023 - 07/10/2024: \$1,389,000



3 2 2

Property Type: Townhouse (Res)
Agent Comments

Comparable Properties



3/16 Fraser St GLEN WAVERLEY 3150
(REI/VG)

Agent Comments

3 2 1

Price: \$915,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Townhouse (Res)



3/1 Mckelvie Ct GLEN WAVERLEY 3150
(REI/VG)

Agent Comments

3 2 2

Price: \$975,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Townhouse (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.

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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