

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

1/127 Ford Street, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$1,070,000

Median sale price

Median price

\$788,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/10/2021

to

30/09/2022

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	1/4 Tully Ct IVANHOE 3079	\$1,083,000	05/11/2022
2	1/105 Green St IVANHOE 3079	\$1,075,000	05/12/2022
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:

12/01/2023 10:40



3
 2
 1

Property Type: Townhouse
 (Single)

Agent Comments

Indicative Selling Price

\$1,070,000

Median Unit Price

Year ending September 2022: \$788,000

Comparable Properties



1/4 Tully Ct IVANHOE 3079 (REI)

Agent Comments

3
 2
 1

Price: \$1,083,000

Method: Auction Sale

Date: 05/11/2022

Rooms: 6

Property Type: House (Res)

Land Size: 264 sqm approx



1/105 Green St IVANHOE 3079 (REI)

Agent Comments

3
 2
 1

Price: \$1,075,000

Method: Private Sale

Date: 05/12/2022

Property Type: Townhouse (Single)

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.