## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 38 Valentine Street, Ivanhoe Vic 3079

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	1 \$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$1,990,000	Pro	operty Type	Hou	se		Suburb	Ivanhoe
Period - From	01/01/2022	to	31/03/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	204 Waterdale Rd IVANHOE 3079	\$1,630,000	19/05/2022
2			
3			

#### OR

**B**<sup>\*</sup> 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:

06/06/2022 12:13









Property Type: House (Res) Land Size: 573 sqm approx Agent Comments

**Indicative Selling Price** \$1,600,000 - \$1,700,000 **Median House Price** March quarter 2022: \$1,990,000

# **Comparable Properties**



204 Waterdale Rd IVANHOE 3079 (REI) **-** 3 2 2

Price: \$1,630,000 Method: Private Sale Date: 19/05/2022 Property Type: House Land Size: 738 sqm approx Agent Comments

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 - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

propertydata



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