

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

46 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,732,500

Property Type House

Suburb Ivanhoe

Period - From 01/07/2023

to

30/06/2024

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	102 Locksley Rd IVANHOE 3079	\$2,059,000	21/09/2024
2	123 Green St IVANHOE 3079	\$2,330,000	21/09/2024
3	147 Waterdale Rd IVANHOE 3079	\$2,125,000	20/09/2024

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:

09/10/2024 17:31

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Indicative Selling Price
\$2,100,000 - \$2,300,000

Median House Price
Year ending June 2024: \$1,732,500



4 2 1

Rooms: 8
Property Type: House (Res)
Land Size: 573 sqm approx
Agent Comments

Comparable Properties



102 Locksley Rd IVANHOE 3079 (REI)

Agent Comments

6 2 1

Price: \$2,059,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 832 sqm approx



123 Green St IVANHOE 3079 (REI)

Agent Comments

4 2 2

Price: \$2,330,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 878 sqm approx



147 Waterdale Rd IVANHOE 3079 (REI)

Agent Comments

4 3 2

Price: \$2,125,000
Method: Sold Before Auction
Date: 20/09/2024
Rooms: 7
Property Type: House (Res)
Land Size: 580 sqm approx