

## 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

3 Castella Street Ivanhoe East VIC 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$2100000

or range  
between

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,225,000

Property type

House

Suburb

Ivanhoe East

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### 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 6 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

1539 Old Burke Road Kew East VIC 3102	\$2,200,000	13-Jun-21
32 Glen Drive Eaglemont VIC 3084	\$2,645,000	17-Sep-21
38 Macedon Avenue Balwyn North VIC 3104	\$2,215,000	18-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 09 October 2021



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**1539 Old Burke Road Kew East VIC 3102**

Sold Price

**\$2,200,000**

Sold Date

**13-Jun-21**



4



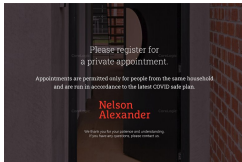
2



2

Distance

**0.9km**



**32 Glen Drive Eaglemont VIC 3084**

Sold Price

<sup>RS</sup> **\$2,645,000** <sup>UN</sup>

Sold Date

**17-Sep-21**



4



2



2

Distance

**1.47km**



**38 Macedon Avenue Balwyn North VIC 3104**

Sold Price

**\$2,215,000**

Sold Date

**18-Apr-21**



4



2



2

Distance

**1.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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