

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

13 Jellicoe Street, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$1,850,000

Median sale price

Median price

\$1,740,000

Property Type

House

Suburb

Ivanhoe

Period - From

09/07/2023

to

08/07/2024

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	35 Magnolia Rd IVANHOE 3079	\$1,950,000	24/02/2024
2	159 Waterdale Rd IVANHOE 3079	\$1,850,000	02/03/2024
3	55 Thoresby Gr IVANHOE 3079	\$1,760,000	28/03/2024

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:

09/07/2024 11:20



3 2 2

Property Type: House (Res)

Land Size: 837 sqm approx

Agent Comments

Comparable Properties



35 Magnolia Rd IVANHOE 3079 (REI/VG)

Agent Comments

3 2 2

Price: \$1,950,000

Method: Auction Sale

Date: 24/02/2024

Rooms: 4

Property Type: House (Res)

Land Size: 828 sqm approx



159 Waterdale Rd IVANHOE 3079 (REI/VG)

Agent Comments

3 1 2

Price: \$1,850,000

Method: Auction Sale

Date: 02/03/2024

Rooms: 5

Property Type: House (Res)

Land Size: 649 sqm approx



55 Thoresby Gr IVANHOE 3079 (REI)

Agent Comments

3 1 -

Price: \$1,760,000

Method: Private Sale

Date: 28/03/2024

Rooms: 5

Property Type: House (Res)

Land Size: 903 sqm approx