

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

10/115 Bond Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$739,900

Property Type Unit

Suburb Ivanhoe

Period - From 01/04/2020

to 31/03/2021

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	6/1 Mabel St IVANHOE 3079	\$710,500	09/12/2020
2	5/49 Belmont Rd IVANHOE 3079	\$690,000	10/03/2021
3	3/212 Waterdale Rd IVANHOE 3079	\$680,000	04/03/2021

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:

10/05/2021 16:26



2 1 1

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

Year ending March 2021: \$739,900

Comparable Properties

6/1 Mabel St IVANHOE 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$710,500

Method: Sold Before Auction

Date: 09/12/2020

Property Type: Townhouse (Res)



5/49 Belmont Rd IVANHOE 3079 (VG)

Agent Comments

2 - -

Price: \$690,000

Method: Sale

Date: 10/03/2021

Property Type: Flat/Unit/Apartment (Res)



3/212 Waterdale Rd IVANHOE 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$680,000

Method: Sold Before Auction

Date: 04/03/2021

Property Type: Unit

Land Size: 119 sqm approx