

# 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

48 Magnolia Road, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$1,962,000

Property Type House

Suburb Ivanhoe

Period - From 01/10/2021

to 30/09/2022

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 | 133 Green St IVANHOE 3079      | \$1,795,000 | 30/07/2022   |
| 2 | 51 Banksia St EAGLEMONT 3084   | \$1,750,000 | 03/06/2022   |
| 3 |                                |             |              |

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:

18/11/2022 10:29



4 2 4

**Property Type:** House  
(Residential)

Agent Comments

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

Year ending September 2022: \$1,962,000

## Comparable Properties



**133 Green St IVANHOE 3079 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,795,000

**Method:** Private Sale

**Date:** 30/07/2022

**Property Type:** House

**Land Size:** 1094 sqm approx



**51 Banksia St EAGLEMONT 3084 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 03/06/2022

**Property Type:** House

**Land Size:** 1077 sqm approx

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