

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

123 Ford Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,450,000

&

\$1,500,000

Median sale price

Median price \$1,555,000

Property Type House

Suburb Ivanhoe

Period - From 08/01/2020

to

07/01/2021

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	2 Fairway St, Ivanhoe, Vic 3079, Australia	\$1,450,000	02/12/2020
2	56a Fulham Rd ALPHINGTON 3078	\$1,560,000	19/10/2020
3	97B Clyde St THORNBURY 3071	\$1,440,000	12/12/2020

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:

08/01/2021 09:45



4 2 2

Rooms: 6
Property Type: House
Land Size: 326 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,450,000 - \$1,500,000
Median House Price
 08/01/2020 - 07/01/2021: \$1,555,000

Comparable Properties

2 Fairway St, Ivanhoe, Vic 3079, Australia (REI) Agent Comments

3 2 2

Price: \$1,450,000
Method:
Date: 02/12/2020
Property Type: House



56a Fulham Rd ALPHINGTON 3078 (REI/VG) Agent Comments

4 2 2

Price: \$1,560,000
Method: Sold Before Auction
Date: 19/10/2020
Property Type: House (Res)
Land Size: 212 sqm approx



97B Clyde St THORNBURY 3071 (REI) Agent Comments

3 2 2

Price: \$1,440,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)