

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

103/1 Westley Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Ivanhoe

Period - From 01/01/2024 to 31/03/2024 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	8/58 Myrtle St IVANHOE 3079	\$485,000	03/05/2024
2	2/3 Abbotsford Gr IVANHOE 3079	\$485,000	11/02/2024
3	313/1 Westley Av IVANHOE 3079	\$460,000	30/05/2024

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:

11/06/2024 15:51



Property Type:
Agent Comments

Indicative Selling Price
\$460,000 - \$500,000
Median Unit Price
March quarter 2024: \$650,000

Comparable Properties



8/58 Myrtle St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 03/05/2024
Property Type: Apartment

2/3 Abbotsford Gr IVANHOE 3079 (VG)

Agent Comments



Price: \$485,000
Method: Sale
Date: 11/02/2024
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



313/1 Westley Av IVANHOE 3079 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 30/05/2024
Property Type: Apartment

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