

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

68 HAWKER STREET IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/169 LOWER HEIDELBERG ROAD IVANHOE EAST VIC 3079	\$1,330,000	08-Jun-21
5/111 BANKSIA STREET EAGLEMONT VIC 3084	\$1,350,000	14-Jul-21
64 SHERWOOD ROAD EAGLEMONT VIC 3084	\$1,410,000	29-May-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10 November 2021

Maggie Sun
P 03 9889 8800
M 0425790930
E maggiesun@mcgrath.com.au



**1/169 LOWER HEIDELBERG ROAD
IVANHOE EAST VIC 3079**

3 2 1

Sold Price **\$1,330,000** Sold Date **08-Jun-21**

Distance **1.98km**



**5/111 BANKSIA STREET
EAGLEMONT VIC 3084**

3 2 2

Sold Price ^{RS} **\$1,350,000** ^{UN} Sold Date **14-Jul-21**

Distance **1.67km**



**64 SHERWOOD ROAD
EAGLEMONT VIC 3084**

3 1 2

Sold Price **\$1,410,000** Sold Date **29-May-21**

Distance **1.6km**

RS = Recent sale **UN** = Undisclosed Sale

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