

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

5/15 Merton 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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 6 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

3/9 Kenilworth Parade Ivanhoe VIC 3079	\$760,000	08-May-21
2/20 Livingstone Street Ivanhoe VIC 3079	\$681,000	10-Apr-21
1/19 Livingstone Street Ivanhoe VIC 3079	\$685,000	20-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 03 August 2021



3/9 Kenilworth Parade Ivanhoe VIC 3079 Sold Price **\$760,000** Sold Date **08-May-21**

 2  1  1

Distance **0.76km**



2/20 Livingstone Street Ivanhoe VIC 3079 Sold Price **\$681,000** Sold Date **10-Apr-21**

 2  1  1

Distance **0.88km**



1/19 Livingstone Street Ivanhoe VIC 3079 Sold Price **\$685,000** Sold Date **20-Feb-21**

 2  1  1

Distance **0.93km**

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

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