

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

104 Bond Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price*

Median price \$1,367,000 Property Type Vacant land Suburb Ivanhoe

Period - From 09/11/2023 to 09/02/2024 Source REA

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 | 34 Liberty Pde IVANHOE 3079 | \$1,355,000 | 20/12/2023 |
| 2 | 21 Stortford Av IVANHOE 3079 | \$1,350,000 | 09/09/2023 |
| 3 | 84 Bond St IVANHOE 3079 | \$1,330,000 | 09/10/2023 |

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:

09/02/2024 15:35



Property Type: Land (Res)
Land Size: 662m2 sqm approx
Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median Vacant Land Price *
 09/11/2023 - 09/02/2024: \$1,367,000
 * Agent calculated median

Comparable Properties



34 Liberty Pde IVANHOE 3079 (REI)

Agent Comments



Price: \$1,355,000
Method: Auction Sale
Date: 20/12/2023
Property Type: House (Res)
Land Size: 656 sqm approx



21 Stortford Av IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,350,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 721 sqm approx

84 Bond St IVANHOE 3079 (VG)

Agent Comments



Price: \$1,330,000
Method: Sale
Date: 09/10/2023
Property Type: House (Res)
Land Size: 743 sqm approx

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