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	24 Carn Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between $2,750,000 & $2,950,000

Median sale price

Median price $1,745,000 Property Type House Suburb Ivanhoe

Period - From 01/04/2023 to 30/06/2023 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	55 Carlsberg Rd EAGLEMONT 3084	$3,301,000	05/04/2023
2	367 Upper Heidelberg Rd IVANHOE 3079	$2,865,000	29/04/2023
3	36 Abbotsford Gr IVANHOE 3079	$2,490,000	12/07/2023

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: 01/08/2023 14:51

24 Carn Avenue, Ivanhoe Vic 3079

BarryPlant

5 3 2

Property Type: House (Res)
Land Size: 873 sqm approx

Agent Comments

Indicative Selling Price
$2,750,000 - $2,950,000
Median House Price
June quarter 2023: $1,745,000

Comparable Properties

55 Carlsberg Rd EAGLEMONT 3084 (REI/VG)

3 2 4

Price: $3,301,000
Method: Private Sale
Date: 05/04/2023
Property Type: House
Land Size: 1127 sqm approx

Agent Comments

367 Upper Heidelberg Rd IVANHOE 3079 (REI)

5 3 3

Price: $2,865,000
Method: Auction Sale
Date: 29/04/2023
Property Type: House (Res)
Land Size: 1306 sqm approx

Agent Comments

36 Abbotsford Gr IVANHOE 3079 (REI)

6 3 3

Price: $2,490,000
Method: Private Sale
Date: 12/07/2023
Rooms: 11
Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243

REIV THE DIFFERENCE | propertydata.com.au

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