

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

6/40 Magnolia Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$775,000

Property Type Unit

Suburb Ivanhoe

Period - From 01/01/2022

to

31/12/2022

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	79a Hawker St IVANHOE 3079	\$945,000	26/02/2023
2	2/51 Livingstone St IVANHOE 3079	\$905,000	09/03/2023
3			

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:

13/04/2023 08:03



 3  2  1

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
Year ending December 2022: \$775,000

Comparable Properties



79a Hawker St IVANHOE 3079 (REI)

Agent Comments

 3  1  2

Price: \$945,000
Method: Private Sale
Date: 26/02/2023
Property Type: Townhouse (Single)
Land Size: 219 sqm approx



2/51 Livingstone St IVANHOE 3079 (REI)

Agent Comments

 3  1  1

Price: \$905,000
Method: Sold Before Auction
Date: 09/03/2023
Property Type: Unit

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.

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