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

4/3 Mervyn Crescent, Ivanhoe Vic 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single pric	e \$2,100,000							
Median sale price								
Median price	\$970,000	Pro	operty Type	Том	/nhouse		Suburb	Ivanhoe
Period - From	08/01/2024	to	07/01/2025		So	ource	Property	/ Data

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	13a Fulham Rd ALPHINGTON 3078	\$1,780,000	14/12/2024
2	3/15 Dudley St IVANHOE 3079	\$1,830,000	13/12/2024
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:

08/01/2025 10:17









Rooms: 7 Property Type: Townhouse Land Size: 250 sqm approx Agent Comments Indicative Selling Price \$2,100,000 Median Townhouse Price 08/01/2024 - 07/01/2025: \$970,000

Comparable Properties

13a Fulham Rd ALPHINGTON 3078 (REI) Image: A market base 2 Image: A market base Price: \$1,780,000 Method: Auction Sale Date: 14/12/2024 Property Type: House (Res)	Agent Comments
3/15 Dudley St IVANHOE 3079 (REI) 3 2 2 2 Price: \$1,830,000 Method: Private Sale Date: 13/12/2024 Rooms: 5 Property Type: Townhouse (Res)	Agent Comments

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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