## 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

143 Ivanhoe Parade, Ivanhoe Vic 3079

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,090,000		&		\$2,190,000				
Median sale price									
Median price	\$2,050,000	Pro	operty Type	Hous	se		Suburb	Ivanhoe	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5 Lawrence St EAGLEMONT 3084	\$2,106,000	09/11/2024
2	102 Locksley Rd IVANHOE 3079	\$2,059,000	21/09/2024
3	147 Waterdale Rd IVANHOE 3079	\$2,125,000	20/09/2024

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.

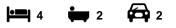
This Statement of Information was prepared on:

19/03/2025 13:17









**Property Type:** House (Res) Agent Comments Indicative Selling Price \$2,090,000 - \$2,190,000 Median House Price December quarter 2024: \$2,050,000

# **Comparable Properties**

	5 Lawrence St EAGLEMONT 3084 (REI/VG) 5 2 2 1 Price: \$2,106,000 Method: Auction Sale Date: 09/11/2024 Property Type: House (Res) Land Size: 797 sqm approx	Agent Comments
	102 Locksley Rd IVANHOE 3079 (REI/VG) 6 2 2 1 Price: \$2,059,000 Method: Auction Sale Date: 21/09/2024 Property Type: House (Res) Land Size: 832 sqm approx	Agent Comments
- DARREN JONES	147 Waterdale Rd IVANHOE 3079 (REI/VG)   148 Waterdale Rd IVANHOE 3079 (REI/VG)   149 Waterdale Rd IVANHOE 3000   Price: \$2,125,000   Method: Sold Before Auction   Date: 20/09/2024   Rooms: 7   Property Type: House (Res)   Land Size: 580 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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