

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

2/9 Waverley Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$660,000

&

\$700,000

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	8/46 Locksley Rd IVANHOE 3079	\$675,000	08/12/2022
2	2/85 Livingstone St IVANHOE 3079	\$670,000	15/09/2022
3	4/11 Kenilworth Pde IVANHOE 3079	\$660,000	09/11/2022

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:

15/03/2023 16:20

2/9 Waverley Avenue, Ivanhoe Vic 3079



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Property Type: Unit
Land Size: 149 sqm approx
Agent Comments

Indicative Selling Price

\$660,000 - \$700,000

Median Unit Price

Year ending December 2022: \$775,000

Comparable Properties



8/46 Locksley Rd IVANHOE 3079 (REI)

Agent Comments

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Price: \$675,000
Method: Private Sale
Date: 08/12/2022
Property Type: Unit



2/85 Livingstone St IVANHOE 3079 (REI/VG)

Agent Comments

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Price: \$670,000
Method: Private Sale
Date: 15/09/2022
Property Type: Unit



4/11 Kenilworth Pde IVANHOE 3079 (REI/VG)

Agent Comments

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Price: \$660,000
Method: Private Sale
Date: 09/11/2022
Rooms: 3
Property Type: Unit

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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