

# 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

2/46 Jellicoe Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000

&

\$850,000

### Median sale price

Median price \$885,000

Property Type Unit

Suburb Ivanhoe

Period - From 01/04/2021

to

30/06/2021

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	1/20 Livingstone St IVANHOE 3079	\$825,000	30/06/2021
2	10/115 Bond St IVANHOE 3079	\$820,000	19/06/2021
3	2/326 Upper Heidelberg Rd IVANHOE 3079	\$770,000	05/08/2021

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:

24/09/2021 08:14



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$850,000  
**Median Unit Price**  
June quarter 2021: \$885,000

## Comparable Properties



**1/20 Livingstone St IVANHOE 3079 (REI/VG)**

**Agent Comments**



**Price:** \$825,000  
**Method:** Sold Before Auction  
**Date:** 30/06/2021  
**Rooms:** 3  
**Property Type:** Unit



**10/115 Bond St IVANHOE 3079 (REI/VG)**

**Agent Comments**



**Price:** \$820,000  
**Method:** Auction Sale  
**Date:** 19/06/2021  
**Property Type:** Unit  
**Land Size:** 193 sqm approx



**2/326 Upper Heidelberg Rd IVANHOE 3079 (REI)**

**Agent Comments**



**Price:** \$770,000  
**Method:** Sold Before Auction  
**Date:** 05/08/2021  
**Property Type:** Unit  
**Land Size:** 111 sqm approx

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