

# 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

3/141 Marshall 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

\$740,000

&

\$780,000

### Median sale price

Median price

\$722,500

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/10/2019

to

30/09/2020

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	1/22 Magnolia Rd IVANHOE 3079	\$820,500	12/12/2020
2	1/28 Livingstone St IVANHOE 3079	\$745,000	03/12/2020
3	5/141 Marshall St IVANHOE 3079	\$742,800	15/10/2020

**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:

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**Property Type:** Unit  
**Land Size:** 121.402 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$740,000 - \$780,000  
**Median Unit Price**  
Year ending September 2020: \$722,500

## Comparable Properties



**1/22 Magnolia Rd IVANHOE 3079 (REI)**

**Agent Comments**



**Price:** \$820,500  
**Method:** Auction Sale  
**Date:** 12/12/2020  
**Property Type:** Unit



**1/28 Livingstone St IVANHOE 3079 (REI)**

**Agent Comments**



**Price:** \$745,000  
**Method:** Sold Before Auction  
**Date:** 03/12/2020  
**Property Type:** Townhouse (Res)



**5/141 Marshall St IVANHOE 3079 (REI)**

**Agent Comments**



**Price:** \$742,800  
**Method:** Private Sale  
**Date:** 15/10/2020  
**Property Type:** Unit