Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	12/17 Cedric Street, Ivanhoe East Vic 3079
Including suburb and	

postcode

Indicative selling price

Property offered for sale

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

Range between \$1,375,000 \$1,450,000 &

Median sale price

Median price	\$1,391,500	Pro	perty Type	Townhouse		Suburb	Ivanhoe East
Period - From	06/03/2024	to	05/03/2025		Source	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.

Address of comparable property		Price	Date of sale
1	2/2 Noel St IVANHOE 3079	\$1,380,000	10/12/2024
2			
3			

OR

В* 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.

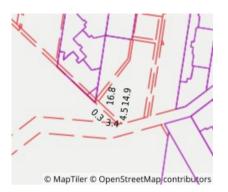
This Statement of Information was prepared on:	06/03/2025 11:41





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Indicative Selling Price \$1,375,000 - \$1,450,000 Median Townhouse Price 06/03/2024 - 05/03/2025: \$1,391,500



Property Type: Townhouse
Agent Comments

Comparable Properties



2/2 Noel St IVANHOE 3079 (REI)

2



Agent Comments

Price: \$1,380,000 **Method:** Private Sale **Date:** 10/12/2024

Rooms: 4

Property Type: Townhouse (Res)

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 9499 7992 | F: 03 9499 7996



