

# 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

12/17 Cedric Street, Ivanhoe East 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 \$1,375,000 & \$1,450,000

### Median sale price

Median price \$1,391,500 Property 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 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	2/2 Noel St IVANHOE 3079	\$1,380,000	10/12/2024
2			
3			

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: 06/03/2025 11:41

12/17 Cedric Street, Ivanhoe East Vic 3079

**Jellis  
Craig**

Joe Vicino

03 9499 7992

0438 770 052

joevicino@jellisrcraig.com.au

**Indicative Selling Price**

\$1,375,000 - \$1,450,000

**Median Townhouse Price**

06/03/2024 - 05/03/2025: \$1,391,500



 3  2  2

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**2/2 Noel St IVANHOE 3079 (REI)**

**Agent Comments**

 3  2  2

**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



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