

## 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

23 Ironbark Crescent Ivanhoe VIC 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$687,499

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### 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 6 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

17C Dalveen Road Ivanhoe VIC 3079	\$991,000	18-Feb-21
5 Liberty Parade Ivanhoe VIC 3079	\$1,170,000	30-Oct-20
136 Bond Street Ivanhoe VIC 3079	\$958,950	23-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 15 March 2021



**17C Dalveen Road Ivanhoe VIC 3079**

 3  2  2

Sold Price <sup>RS</sup> **\$991,000** <sup>UN</sup> Sold Date **18-Feb-21**

Distance **0.36km**



**5 Liberty Parade Ivanhoe VIC 3079**

 3  2  2

Sold Price **\$1,170,000** Sold Date **30-Oct-20**

Distance **0.78km**



**136 Bond Street Ivanhoe VIC 3079**

 3  2  2

Sold Price **\$958,950** Sold Date **23-Nov-20**

Distance **0.88km**



**2/67 Tobruk Avenue Heidelberg West VIC 3081**

 3  2  2

Sold Price <sup>RS</sup> **\$850,000** Sold Date **05-Dec-20**

Distance **1.12km**

**RS** = Recent sale **UN** = Undisclosed Sale

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