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

108A/6 Wamba Road, Ivanhoe East Vic 3079

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,270,000	Pro	operty Type	Unit			Suburb	Ivanhoe East
Period - From	12/11/2023	to	11/11/2024		So	urce	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 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		
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:

12/11/2024 17:17





Joe Vicino 03 9499 7992





Property Type: Apartment Agent Comments 0438 770 052 joevicino@jelliscraig.com.au Indicative Selling Price

\$1,450,000 - \$1,550,000 **Median Unit Price** 12/11/2023 - 11/11/2024: \$1,270,000

Comparable Properties

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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