

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

3/16 Langs Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,460,000

&

\$1,550,000

Median sale price

Median price \$830,000

Property Type Unit

Suburb Ivanhoe

Period - From 01/04/2022

to

30/06/2022

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	4/16 Langs Rd IVANHOE 3079	\$1,628,000	12/08/2022
2	1/16 Langs Rd IVANHOE 3079	\$1,605,000	11/08/2022
3	68 Jellicoe St IVANHOE 3079	\$1,470,000	01/06/2022

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:

18/08/2022 20:48



 4  2  2

Property Type: Townhouse

Land Size: 139 sqm approx

Agent Comments

Indicative Selling Price

\$1,460,000 - \$1,550,000

Median Unit Price

June quarter 2022: \$830,000

Comparable Properties



4/16 Langs Rd IVANHOE 3079 (REI)

Agent Comments

 4  3  2

Price: \$1,628,000

Method: Sold Before Auction

Date: 12/08/2022

Property Type: Townhouse (Res)



1/16 Langs Rd IVANHOE 3079 (REI)

Agent Comments

 3  3  2

Price: \$1,605,000

Method: Sold Before Auction

Date: 11/08/2022

Property Type: Townhouse (Res)



68 Jellicoe St IVANHOE 3079 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,470,000

Method: Private Sale

Date: 01/06/2022

Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888