

# 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 Rocke Street, Ivanhoe 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 \$2,200,000 & \$2,300,000

### Median sale price

Median price \$1,601,000 Property Type House Suburb Ivanhoe

Period - From 31/01/2019 to 30/01/2020 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	22 Carn Av IVANHOE 3079	\$2,281,000	14/09/2019
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:

31/01/2020 14:54

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   **garage plus plenty of off street**  
4                      2.5

**Indicative Selling Price**  
\$2,200,000 - \$2,300,000  
**Median House Price**  
31/01/2019 - 30/01/2020: \$1,601,000

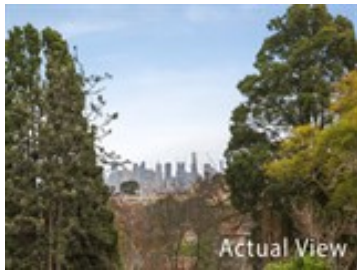
**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 993 sqm approx

**Agent Comments**

Stunning 1906 circa Federation on huge allotment, close to central Ivanhoe and the beautiful Rockbears Parklands

## Comparable Properties



**22 Carn Av IVANHOE 3079 (REI/VG)**

**Agent Comments**

 6    3    2

**Price:** \$2,281,000

**Method:** Auction Sale

**Date:** 14/09/2019

**Property Type:** House (Res)

**Land Size:** 976 sqm approx

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.