

# 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

3/3 Mervyn Crescent Ivanhoe, 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,950,000

### Median sale price

Median price \$942,500

Property Type Townhouse

Suburb Ivanhoe

Period - From 22/09/2020

to 21/09/2021

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	56 Marshall St, Ivanhoe, Vic 3079, Australia	\$1,825,500	17/07/2021
2	4 Locke St, Ivanhoe, Vic 3079, Australia	\$1,725,000	30/04/2021
3	1 Alanah Pl IVANHOE 3079	\$2,100,000	10/07/2021

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:

22/09/2021 12:08



4 3 2

**Rooms:** 6  
**Property Type:** Townhouse  
**Land Size:** 336 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,950,000  
**Median Townhouse Price**  
22/09/2020 - 21/09/2021: \$942,500

## Comparable Properties

**56 Marshall St, Ivanhoe, Vic 3079, Australia (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,825,500  
**Method:**  
**Date:** 17/07/2021  
**Property Type:** Townhouse (Single)

**4 Rocke St, Ivanhoe, Vic 3079, Australia (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,725,000  
**Method:**  
**Date:** 30/04/2021  
**Property Type:** Townhouse (Single)



**1 Alanah Pl IVANHOE 3079 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$2,100,000  
**Method:** Auction Sale  
**Date:** 10/07/2021  
**Property Type:** House (Res)  
**Land Size:** 405 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192