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

Single price \$1,950,000

Median sale price

Median price	\$942,500	Pr	operty 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.

Ad	dress of comparable property	Price	Date of sale	
1	56 Marshall St, Ivanhoe, Vic 3079, Australia	\$1,825,500	17/07/2021	
2	4 Rocke St, Ivanhoe, Vic 3079, Australia	\$1,725,000	30/04/2021	
3	1 Alanah PI 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









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)

= 4



Price: \$1,825,500

Method:

Date: 17/07/2021

Property Type: Townhouse (Single)

Agent Comments

4 Rocke St, Ivanhoe, Vic 3079, Australia (REI) Agent Comments



Price: \$1,725,000 Method:

Date: 30/04/2021

Property Type: Townhouse (Single)







Price: \$2,100,000 Method: Auction Sale Date: 10/07/2021

Property Type: House (Res) Land Size: 405 sqm approx

Agent Comments

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





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