## 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

105 The Boulevard, Ivanhoe Vic 3079

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,850,000		&		\$1,950,000			
Median sale p	rice							
Median price	\$1,820,000	Pro	operty Type	Hou	ISE		Suburb	Ivanhoe
Period - From	01/04/2024	to	31/03/2025		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Redesdale Rd IVANHOE 3079	\$1,850,000	05/04/2025
2	12 Mandall Av IVANHOE 3079	\$1,925,000	22/03/2025
3	183 The Boulevard IVANHOE EAST 3079	\$1,800,000	18/02/2025

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:

14/04/2025 08:18



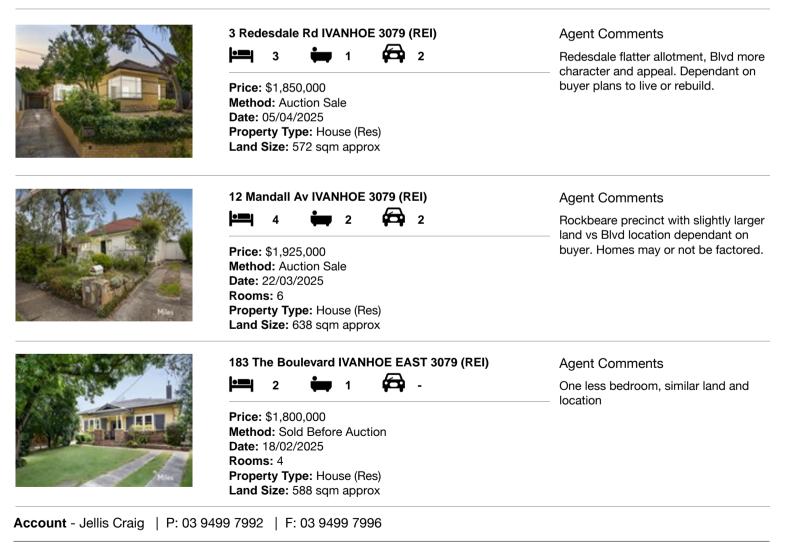






**Property Type:** House Land Size: 582 sqm approx Agent Comments Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price Year ending March 2025: \$1,820,000

# **Comparable Properties**





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