

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

17 Young Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,600,000

&

\$2,850,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Ivanhoe

Period - From 01/01/2024

to 31/03/2024

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	18 Russell St IVANHOE 3079	\$2,861,000	30/03/2024
2	33 Elphin St IVANHOE 3079	\$2,800,000	03/02/2024
3	4 Killop St ALPHINGTON 3078	\$2,750,000	27/10/2023

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:

17/04/2024 13:59



4
 2
 2

Property Type: House
 (Residential)
Land Size: 638 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,600,000 - \$2,850,000
Median House Price
 March quarter 2024: \$1,800,000

Comparable Properties



18 Russell St IVANHOE 3079 (REI)

Agent Comments

5
 3
 3

Price: \$2,861,000
Method: Private Sale
Date: 30/03/2024
Property Type: House
Land Size: 801 sqm approx



33 Elphin St IVANHOE 3079 (REI)

Agent Comments

4
 2
 4

Price: \$2,800,000
Method: Private Sale
Date: 03/02/2024
Property Type: House
Land Size: 646 sqm approx



4 Killop St ALPHINGTON 3078 (REI/VG)

Agent Comments

5
 2
 1

Price: \$2,750,000
Method: Sold Before Auction
Date: 27/10/2023
Property Type: House (Res)
Land Size: 547 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996