

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

1&1A Edward Court, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,800,000

&

\$1,850,000

Median sale price

Median price \$1,725,000

Property Type House

Suburb Ivanhoe

Period - From 01/01/2023

to 31/12/2023

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	337a Upper Heidelberg Rd IVANHOE 3079	\$1,945,000	14/11/2023
2	52 Belmont Rd IVANHOE 3079	\$1,740,000	24/01/2024
3	36a Ford St IVANHOE 3079	\$1,637,500	24/11/2023

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:

20/03/2024 19:55

1&1A Edward Court, Ivanhoe Vic 3079



 4  3  2

Property Type: House
Land Size: 324m² sqm approx
Agent Comments
Brand New

Indicative Selling Price
\$1,800,000 - \$1,850,000
Median House Price
Year ending December 2023: \$1,725,000

Comparable Properties



337a Upper Heidelberg Rd IVANHOE 3079 (REI)

[Agent Comments](#)

 5  3  2

Price: \$1,945,000
Method: Private Sale
Date: 14/11/2023
Property Type: House



52 Belmont Rd IVANHOE 3079 (REI)

[Agent Comments](#)

 5  3  2

Price: \$1,740,000
Method: Private Sale
Date: 24/01/2024
Property Type: House (Res)



36a Ford St IVANHOE 3079 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,637,500
Method: Private Sale
Date: 24/11/2023
Property Type: Townhouse (Single)
Land Size: 318 sqm approx

Account - Jellis Craig | P: 03 94598111



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