

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

1/46 ST ELMO ROAD IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,650,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

5/113 STUDLEY ROAD EAGLEMONT VIC 3084	\$1,985,000	18-Oct-23
36A FORD STREET IVANHOE VIC 3079	\$1,637,500	24-Nov-23
337 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$1,945,000	14-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 02 April 2024



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5/113 STUDLEY ROAD EAGLEMONT VIC 3084 Sold Price **\$1,985,000** Sold Date **18-Oct-23**

4 3 2

Distance **0.91km**



36A FORD STREET IVANHOE VIC 3079 Sold Price **\$1,637,500** Sold Date **24-Nov-23**

4 3 -

Distance **0.6km**



337 UPPER HEIDELBERG ROAD IVANHOE VIC 3079 Sold Price ^{RS} **\$1,945,000** ^{UN} Sold Date **14-Nov-23**

5 3 2

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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