Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1/69 Marshall Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between	\$385,000	&	\$420,000

Median sale price

Median price	\$703,000	Pro	perty Type	Unit		Suburb	Ivanhoe
Period - From	01/07/2023	to	30/09/2023		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

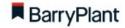
Add	dress of comparable property	Price	Date of sale
1	3/69 Marshall St IVANHOE 3079	\$550,000	05/06/2023
2	1114/443 Upper Heidelberg Rd IVANHOE 3079	\$397,000	23/08/2023
3	G02/264 Waterdale Rd IVANHOE 3079	\$375,000	06/06/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/11/2023 10:25









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$385,000 - \$420,000 **Median Unit Price** September quarter 2023: \$703,000

Comparable Properties

3/69 Marshall St IVANHOE 3079 (VG)

Price: \$550,000 Method: Sale Date: 05/06/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1114/443 Upper Heidelberg Rd IVANHOE 3079

(REI)

Price: \$397,000 Method: Private Sale Date: 23/08/2023 Property Type: Unit



G02/264 Waterdale Rd IVANHOE 3079 (REI)

Price: \$375,000 Method: Private Sale Date: 06/06/2023

Property Type: Apartment

Agent Comments

Agent Comments

Account - Barry Plant | P: (03) 9431 1243





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