

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

1/87 FORD STREET 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Oct 2022

to

30 Sep 2023

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

3/79 BEATTY STREET IVANHOE VIC 3079	\$760,000	12-Aug-23
5/61 ST ELMO ROAD IVANHOE VIC 3079	\$725,000	29-Apr-23
1/48 ST HELLIER STREET HEIDELBERG HEIGHTS VIC 3081	\$700,000	16-Sep-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: 03 October 2023



3/79 BEATTY STREET IVANHOE VIC 3079

 2  1  1

Sold Price

^{RS} **\$760,000**

Sold Date

12-Aug-23

Distance

0.48km



5/61 ST ELMO ROAD IVANHOE VIC 3079

 2  1  1

Sold Price

\$725,000

Sold Date

29-Apr-23

Distance

0.91km



1/48 ST HELLIER STREET HEIDELBERG HEIGHTS VIC 3081

 2  1  3

Sold Price

^{RS} **\$700,000**

Sold Date

16-Sep-23

Distance

2.16km

RS = Recent sale

UN = Undisclosed Sale

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