

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

10/17 Cedric Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,673,000

Property Type House

Suburb Ivanhoe

Period - From 01/10/2023

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	3/111 Banksia St EAGLEMONT 3084	\$1,330,000	02/02/2024
2	57 Sherwood Rd EAGLEMONT 3084	\$1,600,000	24/11/2023
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:

20/02/2024 15:43



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2023: \$1,673,000

Comparable Properties



3/111 Banksia St EAGLEMONT 3084 (REI)

Agent Comments

3 2 2

Price: \$1,330,000

Method: Private Sale

Date: 02/02/2024

Property Type: Townhouse (Single)



57 Sherwood Rd EAGLEMONT 3084 (REI)

Agent Comments

3 2 2

Price: \$1,600,000

Method: Private Sale

Date: 24/11/2023

Property Type: Townhouse (Single)



36a Ford St IVANHOE 3079 (REI/VG)

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 9499 7992 | F: 03 9499 7996