

# 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

101 Hawker Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,180,000 & \$1,280,000

### 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	3/287-289 Gillies St FAIRFIELD 3078	\$1,250,000	30/11/2023
2	2/91 Ivanhoe Pde IVANHOE 3079	\$1,251,000	18/11/2023
3	100 Wilmoth St THORNBURY 3071	\$1,287,000	09/09/2023

**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:

30/01/2024 14:41



**Property Type:** House (Res)

**Land Size:** 234 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,180,000 - \$1,280,000

**Median House Price**

December quarter 2023: \$1,673,000

## Comparable Properties



**3/287-289 Gillies St FAIRFIELD 3078 (REI)**

Agent Comments



**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 30/11/2023

**Property Type:** Townhouse (Res)



**2/91 Ivanhoe Pde IVANHOE 3079 (REI)**

Agent Comments



**Price:** \$1,251,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Rooms:** 5

**Property Type:** Unit



**100 Wilmoth St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$1,287,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)

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